

PROPOSED AGENDA
COUNCIL MEETING
March 3, 2015
7:00 PM

CALL TO ORDER - Mayor Sammy Phillips

PLEDGE OF ALLEGIANCE

INVOCATION

ADOPTION OF AGENDA

Agenda Packet Number

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PUBLIC COMMENT

REPORTS

City Council

Mayor

City Attorney

City Manager



City Council Presentation

Presentation Item: A Date: 3/3/2015
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Subject: Proclamation – Women’s History Month
Department: Mayor’s Office
Prepared by: Carmen K. Miracle, City Clerk

Presentation Description

The Onslow County Council for Women has requested a Proclamation naming the month of March as Women’s History Month in the City of Jacksonville to recognize the contributions made by women in our history and everyday life.

Connie Gamble Ochse, President of the Onslow County Council for Women will be present to accept the Proclamation.

Action

Recognize Connie Gamble Ochse, President of the Onslow County Council for Women and the members of the association who are present and Present the Proclamation.

Attachments:

A Draft Proclamation

City of Jacksonville
North Carolina
Proclamation

Whereas, American women of every race, class, and ethnic background have made historic contributions to the growth and strength of our Nation in countless recorded and unrecorded ways; and

WHEREAS, American women have played and continue to play a critical economic, cultural, and social role by making up a significant portion of our Nation's labor force working inside and outside of the home. Women have also provided the majority of our volunteer labor force; and

WHEREAS, American women were particularly important in the establishment of early charitable, philanthropic, and cultural institutions in our Nation; and

WHEREAS, American women have been leaders, not only in securing their own rights of suffrage and equal opportunity, but also in the abolitionist movement, the emancipation movement, the industrial labor movement, the civil rights movement, and other movements, especially the peace movement, which created a more fair and just society for all; and.

WHEREAS, despite these contributions, the role of American women in history has been consistently overlooked and undervalued, in the literature, teaching and study of American history;

NOW THEREFORE, I, Sammy Phillips, Mayor of the City of Jacksonville, do hereby proudly proclaim March, 2015 as

“WOMEN’S HISTORY MONTH”

in the City of Jacksonville, and encourage all of our citizens to join with me in recognizing the contributions made by the women in our community and history.

Mayor

Attest: _____

City Clerk

Attachment

A



City Council Presentation

Presentation Item:	B
Date:	3/3/2015

Subject: Council for the Arts Presentation
Department: Mayor's Office
Prepared by: Carmen K. Miracle, City Clerk

Presentation Description

The Council for the Arts has requested an opportunity to present a plaque to the City Council in honor and gratitude to the City for the support that has been provided to them for the past 20 plus years.

Action

Call on Connie Wenner, Council for the Arts Director and Charlotte Rodriguez, Board Chair, to make the presentation.

Attachments:



City Council Presentation

Presentation Item:	C
Date:	3/3/2015

Subject: Award Recognition – City of Jacksonville National Award Winner National Night Out (NNO)

Department: Public Safety

Prepared by: Mike Yaniero, Director

Presentation Description

The National Association of Town Watch (NATW) has selected the City of Jacksonville as a National Award winner for the 2014 National Night Out held on August 5, 2014. The City was selected for outstanding participation in the NATW's "30th Annual National Night Out" crime, drug and violence prevention program.

This is the sixth year that our NNO is an award-winner.

Action

Present NATW Award plaque to Chief Yaniero and Captain Ashley Weaver.

Attachments:

None



Presentation Information

Presentation Item:	C
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The National Association of Town Watch, sponsors of “National Night Out” America’s Night Out Against Crime, awards communities for outstanding participation and achievements in their annual NNO campaign.

The National Association of Town Watch (NATW) has selected the City of Jacksonville as a National Award winner for 2014 National Night Out held on August 5, 2014. This is the sixth consecutive National NNO Award for Jacksonville.

The 2014 NNO, held at the Riverwalk Park in the downtown area, hosted over 10,000 people and was a resounding success.

Public Safety Director Chief Mike Yaniero will be present to accept the award.



City Council Presentation

Presentation Item: D Date: 3/3/2015
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Subject: Presentation of Check to NC Special Olympics - 2014 NNO 5K
Department: Public Safety
Prepared by: Mike Yaniero, Director

Presentation Description

A five kilometer race ("Running With the Law") was held on August 2rd as a component of National Night Out activities. This was the second year for this event, coordinated by members of JPD Traffic Division and COJ Recreation and Parks. The event raised \$2,230 to benefit NC Special Olympics.

Action

Presentation of check to NC Special Olympics Representatives for the NC Law Enforcement Torch Run

Attachments:

None



City Council Presentation

Presentation Item: E Date: 3/3/2015
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Subject: JFES Promotions – Swearing in of Battalion Chief William C. Lee
Department: Public Safety
Prepared by: Mike Yaniero, Director

Presentation Description

The current promotional succession at Jacksonville Fire and Emergency Services created vacancies at the rank of Battalion Chief. The candidates participated in an extensive process consisting of a formal presentation and a series of oral interviews.

William C. Lee was selected for promotion to the rank of Battalion Chief

Action

Administer oath of office to Battalion Chief William C. Lee

Attachments:

A Oath of Office



Presentation Information

Presentation Item:	E
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Jacksonville Fire and Emergency Services Promotions

William C. Lee Promotion from Platoon Training Officer to Battalion Chief

William Lee began his career with Jacksonville Fire & Emergency Services on May 23, 1990 as a Firefighter I. William worked his way through the ranks of Firefighter 2 and 3; Driver 1 and 2; attaining the rank of Captain in December of 1999. He has served as the Platoon Training Officer since March of 2011.

Chief Lee holds the Fire Protection Technology Certificate from Coastal Carolina Community College. He is a certified NC Emergency Medical Technician Paramedic. He holds the NC certification as a Firefighter II, and Inspector and Instructor II. He is a NC Association of Fire Chiefs Officer III.

William and his wife, Angela, are the parents of Danielle, Dannieka, Adam and Zachary and have one grandchild, Demari. Angela will assist in the pinning ceremony.



**City of Jacksonville
Public Safety**

PO Drawer 436 • Jacksonville, NC • 28541-0128 • 910 455-1472 • fax 910 938- 6937
An internationally accredited Fire Service and Law Enforcement Agency



Public Safety Director, Michael G. Yaniero

**Oath of Office
Battalion Chief**

City of Jacksonville Fire and Emergency Services

"I, William C. Lee, do solemnly swear (or affirm) that I will be alert and vigilant in performing my duties as a Battalion Chief of the City of Jacksonville Fire and Emergency Services; that I will not be influenced in any matter on account of personal bias or prejudice; that I will support and maintain the Constitution and laws of the United States, and the Constitution and laws of North Carolina not inconsistent therewith; and that I will faithfully and impartially discharge and execute the duties of my office as a Battalion Chief of the City of Jacksonville Fire and Emergency Services according to the best of my skills, abilities, and judgment; so help me God."

William C. Lee, Battalion Chief
Jacksonville Fire and Emergency Services

ATTEST:

Sammy Phillips
Mayor

NORTH CAROLINA
ONslow COUNTY

I, _____, a Notary Public, do hereby certify that Sammy Phillips, Mayor for the City of Jacksonville, personally appeared before me this day and acknowledge the due execution of the foregoing instrument.

WITNESS my hand and notarial seal this 3rd day of March, 2015.

Notary Public

My Commission Expires: _____

Attachment

A

COUNCIL MINUTES

SPECIAL WORKSHOP MEETING

February 17, 2015

A special workshop meeting of the City Council of the City of Jacksonville was held Tuesday, February 17, 2015 beginning at 5:00 PM in Meeting Rooms A and B of Jacksonville City Hall. Present were: Mayor Sammy Phillips presiding; Mayor Pro-Tem Michael Lazzara and Council Members: Jerry Bittner, Randy Thomas, Bob Warden, Angelia Washington and Jerome Willingham. Also present were: Richard Woodruff, City Manager; Ronald Massey, Deputy City Manager; Gayle Maides, Finance Director; Glenn Hargett, Assistant Manager for Communications and Community Affairs; Wally Hansen, Public Services Director; Susan Baptist, Director of Recreation Services; Michael Liquori, Director of Park Facilities; Carmen Miracle, City Clerk; and John Carter, City Attorney.

*A video recording of the Council Meeting is presently available for review on the City's website.

CALL TO ORDER

Mayor Sammy Phillips called the meeting to order at 5:01 PM.

ADOPTION OF AGENDA

A motion was made by Councilman Thomas, seconded by Councilman Warden, and unanimously approved to adopt the agenda as presented.

COMMERCIAL GARBAGE PROGRAM UPDATE

Using the PowerPoint presentation attached to the original minutes as Exhibit "A," Richard Woodruff, City Manager stated that he and City Attorney, John Carter met with Waste Management to discuss the comments they made at the February 3 City Council meeting. They also had communications with Waste Industries. Both vendors gave the City bids for commercial service a year ago. In addition to these actions, the franchise ordinance was being reviewed for possible changes by Mr. Carter. There have been meetings with the drivers as it was important to keep them informed as well as focused. The bid documents were being reviewed for alternate language. This would be discussed with Council to get their guidance on the language and alternatives. Kerry Terrell, Sanitation Superintendent prepared a route analysis looking at every customer to see if they were getting the level of service they actually needed.

From that analysis, Sanitation was starting to move away from the heavy Monday – Friday schedules to Monday-Thursday and Tuesday-Friday schedules. Mr. Terrell also spoke with his staff about what route changes they felt were needed or what problems they were having that may be slowing the down the service. Tire analysis was being done to find out if there was a different composite tire that could be used to get more mileage.

Mr. Woodruff stated last week Council was provided with a potential list of current commercial customers to form a User Group. This was not an ad-hoc committee for Council to appoint, but he would like Council to approve this group as a managerial ad-hoc committee. The purpose was to give guidance on the bid documents, service information, and any other input they may have. The committee would consist of a cross-section of about 20 local customers. No one had been contacted yet, but if Council was comfortable with the committee, staff would begin the process.

Mayor Phillips stated he was comfortable with the names that were recommended. He felt they would give accurate input. The majority of Council said they were comfortable with the ad-hoc committee.

Mr. Carter stated that the City could award the contract to Waste Management now because it was a service contract and could be negotiated with one vendor or multiple vendors. The City did not have to legally go out for bid, but the bidding process allowed Council to compare apples to apples.

Mr. Woodruff stated that at the March 3, 2015 meeting Council would be looking at whether to stay with an exclusive franchise or go with a nonexclusive franchise. There would also be discussion on whether to turn commercial service over to the free market letting the market determine the rates and service. A meeting was scheduled for February 24 with Waste Management and Waste Industries to walk through last year's bid documents paragraph by paragraph asking them what paragraphs in the document resulted in their final bid. This meeting would get their input to help determine the proposed language in the bid documents. The detailed points would be discussed with Council on March 3. Both companies were willing to discuss possible employment of our drivers and purchase of our equipment. In all cases, staff needed to know by the end of March whether to go out to bid or not. Mr. Woodruff recommended that Council go out to bid. Once the bids were received it could be determined

which company to use or whether to stay in the business. Both Waste Management and Waste Industries said that it would take 90 days from the time the contract was signed to be in business.

Mr. Carter stated that on March 4, 2014 after two workshops, Council adopted a very comprehensive Ordinance that set forth an exclusive contract for the City of Jacksonville. If Council decided to go with a private hauler either under an exclusive or non-exclusive contract, modifications would have to be done to the Ordinance. Additionally, to make the vendor's contract exclusive or non-exclusive, an additional franchise ordinance would need to be adopted.

Councilman Bittner asked who did the billing for the open market in Wilmington, Greenville, and Raleigh. Mr. Woodruff stated that each company who provided the service did their own billing.

Mayor Phillips asked if those cities moved from providing their own service to the free market. Mr. Woodruff said that the City of Wilmington had been using private vendors for a long time, but he didn't know about the other two cities.

Mr. Carter stated there was an eight page paper from the School of Government where he highlighted areas for Council to pay special attention to. There was also a letter that the manager would be emailing to Council in reference to billing issues. He asked that Council let them know of any questions or concerns they had after reading the documents.

Mayor Phillips asked if Council could be given the pros and cons of each of the alternatives and whether the City should be in the business at all even with the billing. Mr. Woodruff stated that information would be available on March 3 when staff shared the questions and bid documents.

Councilman Warden asked if the City went the open market route, would it then be more difficult to take the process back. Mr. Carter stated it might be more difficult politically, but legally the City was empowered to do that. After due notice, the City would either have to give the vendor 18 months to close up or pay compensation.

Councilman Warden stated that he would like to know if the User Group would favor a free market or prefer to be in a franchise arrangement.

Mayor Pro-Tem Lazzara asked who would pick up the trash if the customer didn't pay his bill and the trash continued to pile up. Mr. Woodruff said it would become a code

enforcement issue and would require a 30 day remedy period. He has been told that this wasn't a frequent problem.

Discussion followed on possible options.

Councilman Willingham asked what the schedule was for the ad-hoc committee. Mr. Woodruff stated that nothing had been done yet because Council didn't approve going forward until tonight. Staff would be scheduling tomorrow and gathering the data within the next two to three weeks. It may be through joint meetings or limited questionnaires.

Councilman Willingham asked if questionnaires could be sent to all of the businesses. Mr. Terrell stated that there were 860 businesses and many of those businesses received their bills at corporate offices or at brokerages that brokered the service who wouldn't know about the local service.

Councilman Bittner asked if the deadline was self imposed based on budget considerations. Mr. Woodruff stated that if the service was going to be turned over to a vendor on July 1, they had to have 90 days to get everything in place. Any date could be done as long as the financial consequences to the City were known.

Discussion followed on the ad-hoc committee and gathering data from those serviced.

Mayor Phillips stated that he has had several local business people call him asking that the service not be given back to the private vendors.

Councilman Willingham stated he would rather the research be more scientific than anecdotal, but what was being done was fine.

CAPITAL IMPROVEMENT PROGRAM

Using Exhibit "A," Deanna Young, Capital Projects Administrator reviewed the projects that were currently in progress in the Capital Improvement Plan (CIP) and the new projects for FY16. The FY16 Sidewalk Installation and Street Rehabilitation projects were funded with Powell Bill funding. The sidewalk installation budget had been \$180,000, but over the last several years efforts were concentrated on infill development which was very successful. Because of that, the overall sidewalk project budget was reduced by \$80,000 and re-appropriated to the street rehabilitation project. In the past, the street rehabilitation project identified street segments which a cost was appropriated to and the project estimate varied year to year. Beginning this year, an overall project budget of \$830,000 was developed with the hope that

when prior street rehabilitation projects were completed if any funding remained it would roll into the current FY16 budget allowing greater flexibility in identifying more segments than were initially identified.

Mr. Woodruff stated that the CIP would only have a monetary value and not actually list the streets to allow for flexibility. If bids came in higher or lower, the list could be adjusted and would be provided to Council prior to awarding the bid.

In regard to the Solids Dewatering Bed project, Ms. Young stated that the sludge and grease removed from the lift stations were dried at a Hunter's Creek ONWASA site. The State identified that option as no longer being available, so staff would like to consider constructing a drying dewatering facility at the Land Treatment Site (LTS). The drying bed reduced the water content in the sludge and grease resulting in a lower hauling and disposal cost. The exact location at the LTS had not yet been determined and staff was also evaluating alternative options to offset operational costs such as partnering with others.

Ms. Young stated that the Emergency Water Interconnection was a joint project in connection with the Marine Corp Base. This project had been looked at between the City, ONWASA and the Base back in 2008. Last May the Base contacted the City to see if we were interested in this partnership again. It was proposed to be designed by the Marine Corp Base, but details were still being worked out. Funding would be in part by the Base.

Blue Creek School Road Water Improvements Phase I, another new project, would extend a water line near Yopp Road to Blue Creek School Road. The funding for this project in FY16 would be for preliminary engineering.

Councilman Bittner asked what the purpose of the project was. Mr. Woodruff said it was two-fold - one to expand the City limits in that direction because the property was currently not in the City and to set up the potential for a light industrial park which was being looked into by the property owners.

Ms. Young stated the proposed Commerce Road Extension had been discussed at length in other agencies. The extension construction would run parallel to Marine Boulevard. Staff was working with the developer for installation of a signal on Piney Green Road along with construction of a portion of the road with the hope that as development occurred, future developers would continue the road. The project in the CIP for FY16 would look at a feasibility

study for the construction of a portion of the road four or five years out in partnership with NCDOT under the Strategic Transportation Investment Program.

Councilman Thomas asked if the houses on Country Club in line with Commerce would have to be purchased. Mr. Woodruff stated that in order to make the connection, at least one of the homes if not more would have to be purchased. In looking at the strategic plan that the MPO put together, one of their goals was to redevelop the intersection of Piney Green Road and Highway 17, but it would not benefit the City. A subsequent study showed a series of parallel roads that could relieve some of the Highway 17 traffic, one being the extension of Commerce.

Ms. Young reviewed projects added to the CIP in future years. Mr. Woodruff stated that one of the three splash pads would move forward into the FY16 budget and there may be some Community Development Block Grant funding available to offset a portion of the cost provided that the splash pad was built in a target area.

Mayor Pro-Tem Lazzara said he did not see the potential replacement for the cemetery fence in the CIP. Mr. Carter stated that the fence was going to be installed and paid for by the Kovick estate and there had to be accountability with the Clerk of the Superior Courts office that the money was spent the way Mrs. Kovick wanted it to be spent. The best way to proceed was not to include the project in the City's CIP. As an update, Mr. Woodruff said they thought the house was sold, but unfortunately it did not work out. The committee working on the fence, which included the executor of the estate, identified the quality of the material for the fence and was beginning to look at installation with final design.

Councilman Bittner asked about the detention ponds downtown and the primary purpose for them. Mr. Woodruff reported that the larger detention facilities were eliminated as no credit would be received for them, but they were moving forward with the two ponds in the Sturgeon City project. The purpose was for water quality, not quantity. One of the detention ponds at Sturgeon City would also assist with some of the drainage. Mr. Massey stated the reduced number of ponds were in the FY15 CIP.

RECESS/RECONVENE

Mayor Phillips recessed the meeting at 5:56 PM for a short break. Mayor Phillips reconvened the meeting at 6:09 PM.

BEIRUT MEMORIAL GROVE

Glenn Hargett, Assistant City Manager provided a brief history relative to the memorial trees and the Beirut Memorial Grove. As a result of the autumn flowering cherry trees that were planted in the new grove not developing, a meeting was held between the State and City. Studies were conducted on the problems and issues, and it was decided that the City would handle the rebuilding.

Michael Liquori, Director of Parks stated staff read the report and what stuck out most was that the soils were in bad shape. They took their own samples to make sure the report was correct and found the soil's pH to be 8.8. The autumn cherry prefers a soil pH of 6.5. This would create a challenge if it was decided to move forward with the same tree. Mr. Liquori said he attended a Green and Grow show in January with horticulturist Jason Smith and Mike Worthington, owner of Worthington Farms in Greenville approached them about the Grove. They had a conversation with him and Dr. Barber Fehr from NC State about the best way to move forward, and it was agreed that another tree might be best to get the results we were looking for. The Chinese Pistache had great foliage throughout the year with the color changing to oranges and reds in the fall. It wouldn't be showing full color at the time of the Beirut Memorial observance, but would have significant fall color. There would still have to be treatments to the soil for the grass, but the tree itself was very hardy and could survive in that soil.

Mr. Hargett stated that the presentation seen by Council tonight was given by Mr. Worthington in front of a joint meeting of the Environmental and Appearance Advisory Committee and the Beirut Memorial Advisory Board. A motion was made by each of the boards that they unanimously adopted in favor of the Chinese Pistache and for advancing the City's plan. This was now being brought forward to Council to proceed with the advancement of the Beirut Memorial Grove.

Mr. Woodruff stated that NCDOT had funded the project to this point and agreed to put a reasonable amount of additional money into the project, but not to the extent of the work that needed to be done to replant the cherry trees. The site had an irrigation system and sod had been laid. If Council decided to stay with the cherry tree, a lot of new fill material would need to be brought in to build up or blend with the current soil in hope of bringing the pH down to 6.0. This

would mean the irrigation system and sod would be lost. After negotiations, NCDOT agreed to stay with the project and replace the trees with whatever the City picked, but only this one time. An Interlocal agreement was being worked out where NCDOT will give the City \$175,000. The City asked not to send it back out to bid since the City would be responsible in the future. We wanted to be involved in the planting so we were sure the trees were installed to our standards. The goal tonight was to get Council's concurrence in changing the tree based on the recommendation from the advisory groups. Once that was accomplished, Michael Liquori and Jason Smith would go to Tennessee where a grower had been identified that had the quantity of trees needed. The trees were container grown and would be hand selected by staff.

Councilman Bittner asked about the growth rate of the tree. Mr. Hargett said it could be 30 feet, but the grower didn't think it would get that tall in our area. Mr. Liquori stated that it was a slow growing tree which would give it a good foundation, but would take a little time to grow once planted. At five to seven years, the tree would give a real wow factor.

Councilwoman Washington asked about the longevity of the tree. Mr. Liquori felt it would be around 30 years.

Mr. Woodruff stated there would probably still be a mortality rate of 10 to 20% as with any large planting, therefore DOT agreed to authorize the purchase of 300 trees. The additional trees would be planted offsite to act as replacements if needed.

Councilman Thomas asked how long it would take. Mr. Liquori said the goal was to have the trees planted by late summer.

ADJOURNMENT

A motion was made by Mayor Pro-Tem Lazzara, seconded by Councilman Thomas, and unanimously adopted to adjourn the meeting at 6:27 PM.

COUNCIL MINUTES

REGULAR MEETING

February 17, 2015

A Regular Meeting of the City Council of the City of Jacksonville was held Tuesday, February 17, 2015 beginning at 7:00 PM in the Council Chambers of City Hall. Present were: Mayor Sammy Phillips presiding; Mayor Pro-Tem Michael Lazzara and Council Members: Jerry Bittner, Randy Thomas, Bob Warden, Angelia Washington, and Jerome Willingham. Also present were: Richard Woodruff, City Manager; Ronald Massey, Deputy City Manager; Glenn Hargett, Assistant Manager for Communications and Community Affairs; Carmen Miracle, City Clerk; and John Carter, City Attorney.

*A video of the Council Meeting is presently available for review on the City's website.

CALL TO ORDER

Mayor Sammy Phillips called the meeting to order at 7:00 PM.

PLEDGE OF ALLEGIANCE

Councilman Jerome Willingham led the Pledge of Allegiance.

INVOCATION

Mr. John Carter pronounced the invocation.

ADOPTION OF AGENDA

A motion was made by Councilman Bittner, seconded by Councilman Willingham, and unanimously approved to adopt the agenda as amended to move Presentations A - Award Recognition – City Of Jacksonville - NNO National Award Winner and B – Presentation of Check to NC Special Olympics – 2014 NNO 5K to the March 3, 2015 City Council Meeting.

PRESENTATIONS

FIRE AND EMERGENCY SERVICES PROMOTIONS

Mayor Phillips reviewed the qualifications and past services in firefighting for Amy Procopio being promoted from Platoon Training Officer to Battalion Chief, Jeremy Foster being promoted from Driver II to Captain, and Ethan Wooten being promoted from Driver I to Driver II. Mayor Phillips then administered the Oath of Office who were then pinned with their badge and rank insignia by family members and loved ones.

PUBLIC COMMENT

Randy Gorham, 2460 Piney Green Rd, expressed his frustration with trying to get a copy of a report he said was filed many years ago in relation to his being threatened by Judge Paul Hardison. He said that another incident had occurred on February 20 of last year. He said he has been trying to speak to the Chief, the Mayor and the Manager about this but without success. Mr. Woodruff said that Mr. Gorham had called him the previous day and he apologized that he had not been able to make contact with him after six tries. He suggested that he and the Chief meet with Mr. Gorham following the meeting.

RECESS/RECONVENE

Mayor Phillips recessed the meeting for a short break at 7:19 PM. Mayor Phillips reconvened the meeting at 7:23 PM.

ADOPTION OF CONSENT ITEMS AND MINUTES

A motion was made by Councilwoman Washington, seconded by Councilman Thomas, and unanimously approved to adopt the minutes of the January 20, 2015 Special Meeting, February 3, 2015 Special Meeting and February 3, 2015 Regular Meeting as presented and to adopt the consent items as presented.

CONSENT ITEMS

RELEASE OF NON-PERSONNEL CLOSED SESSION MINUTES

The Non-Personnel Closed Session Minutes for January 7, 2014 regarding Property Acquisition (612 Country Club Rd, 106 Marine Blvd., 102 Marine Blvd.) and for June 17, 2014 regarding Property Acquisition (106 Marine Blvd) were reviewed by the City Attorney, City Clerk, and City Manager and were recommended for release, in accordance with Resolution 2003-01 and N.C. General Statutes.

Council authorized the release of the listed Closed Session minutes.

BID AWARD – DOWNTOWN CENTRALIZED STORMWATER PROJECT

On February 5, 2015, staff received four bids for the Downtown Centralized Stormwater BMP Project which included retrofitting the stormwater drainage system with the installation of two stormwater wetlands. Sufficient funds had already been budgeted.

Council approved the award of contract to North State Environmental in the amount of \$274,309.06.

Resolution 2015-05, Bk. 7, Pg. 156

NCDOT SUPPLEMENTAL AGREEMENT FOR MARINE BOULEVARD MEDIAN
IMPROVEMENTS AND MAINTENANCE

The City entered into an Agreement with the North Carolina Department of Transportation (NCDOT) for the redevelopment of a large deteriorated, monolithic concrete island at the intersection of Marine Boulevard and Old Bridge Street, replacing the concrete with decorative low-maintenance landscaping consistent with existing landscaping along the corridor. NCDOT received bids on the project that exceeded their available funding. On January 6, 2015, Council approved funding an additional \$25,000 that was needed to proceed forward with this project. This Supplemental Agreement increased the project cost and reiterated the City's commitment for the additional funding.

Council approved the Supplemental Agreement and authorized the City Manager or his representative to sign the Agreement as presented.

NON-CONSENT ITEMSPLANNING ADVISORY BOARD RE-APPOINTMENT

The Planning Advisory Board consists of nine authorized members (8 City/1 ETJ). Three of the City appointments were reserved for a representative from each of the following Advisory Committees: Environmental and Appearance, Recreation and Parks, and Water and Sewer. The member representing the Environmental and Appearance Committee was recently terminated due to an attendance issue. Both the member and the Environmental and Appearance Committee requested Council consideration of reappointment. Ms. Suzanne Nelson served as Vice Chairperson of the Environmental and Appearance Committee and has served as their representative on the Planning Advisory Board since her initial appointment on October 8, 2013. She stated her absences were due to being out of town for work and/or a family vacation.

Councilman Bob Warden, Council appointed Liaison to the Planning Board nominated Ms. Nelson for re-appointment to the Planning Advisory Board to represent the Environmental and Appearance Advisory Committee for an existing three-year term expiring June 30, 2015.

A motion was made by Councilwoman Washington, seconded by Councilman Thomas, and unanimously adopted to close nominations and to appoint Ms. Nelson by acclamation.

BOARD OF ADJUSTMENT APPOINTMENT

There was one vacancy for a full membership on the Board of Adjustment. This vacancy occurred due to the passing of long time member, Mr. Herb DeVusser. There were two interested applicants for the position. Mr. Thomas Nicoll was currently serving as the City's Alternate Member. In accordance with City Code Sec. 2-153(b), new applicant Ms. Ursula Kuhno-Buckner had been interviewed and was recommended for consideration of appointment.

Councilman Jerry Bittner, Council Liaison to the Board of Adjustment nominated Ms. Ursula Kuhno-Buckner for appointment to serve as the City's Full member on the Board of Adjustment for an existing term expiring June 30, 2015.

A motion was made by Councilman Willingham, seconded by Councilwoman Washington, and unanimously adopted to close nominations and to appoint Ms. Kuhno-Buckner by acclamation.

PUBLIC COMMENT

There was no one present desiring to speak at this public comment section.

REPORTS

ONWASA MEETING CANCELLATION

Councilman Bittner, Board member of ONWASA, reported that the ONWASA meeting scheduled for Thursday, February 19, 2015 had been cancelled due to weather.

WEATHER RELATED CHANGES

Mr. Woodruff reported that due to the weather forecast, the Recreation Before School program at New Bridge Middle School and Carolina Forest would begin later at 7:30 AM and the After School Program would run normally.

The Non Profit Executive Roundtable scheduled at Coastal Carolina Community College that was scheduled at noon the following day had been cancelled due to the guest speaker being unable to travel from Raleigh.

PUBLIC COMMENT SPEAKER – MR. GORHAM

Mr. Woodruff stated that during the break, he and the Chief Yaniero met with Mr. Gorham and that matter was handled.

800 MHz SYSTEM

Mr. Woodruff reported that today the city converted over to the new 800 MHz System. This had been a joint effort of the City Council and the County Commission that would benefit all of the citizens of Onslow County.

ADJOURNMENT

A motion was made by Councilwoman Washington, seconded by Councilman Thomas, and unanimously adopted to adjourn the meeting at 7:31 PM.



Request for City Council Action

**Consent
Agenda
Item:**

1

Date: 3/3/2015

Subject: General Budget Amendment

Department: Finance

Presented by: Gayle Maides, Finance Director

Presentation: No

Issue Statement

Several departments submitted budget amendment requests since the last legislative budget amendment. The details of the adjustments are shown in the staff report.

Financial Impact

Appropriate fund balance in Video/Media Internal Service Fund.

Action Needed

Consider the Budget Amendment

Recommendation

Staff recommends Council approve the Budget Amendment

Approved: ☒ City Manager ☐ City Attorney

Attachments:

A Proposed Budget Amendment



Staff Report

Consent
Agenda
Item:

1

General Budget Amendment

Allocate salary savings to departments –

General Fund – from Non-Departmental (\$385,655) to Police (\$194,655), Fire (\$100,000), and Recreation (\$91,000).

Water/Sewer Fund – from Non-Departmental (\$111,999) to Administration (\$11,999) and Engineering (\$100,000)

Transfer Principal Retirements to Capital Outlay - Transfer funds from Principal Retirement in Stormwater Fund to Capital Outlay to purchase equipment (\$12,709).

Revenue Appropriations - This amendment seeks to adjust revenues received:

General Fund - appropriate \$540 in uniform sales and decrease the Arts Council Grant by \$500.

JTDA Museum of the Marine - appropriate projected investment revenues anticipated in excess of budget (\$63).

Phillips Park - reduce the PARTF Grant by \$490,000 and transfer \$400,000 of match back to General Capital Reserves.

Video/Media Services Fund - Appropriate fund balance of \$292,273 to fund the purchase of replacement equipment.

Stakeholders

- The Citizens of the City of Jacksonville
- The City of Jacksonville

Options

Option 1: Approve the budget amendment. **STAFF RECOMMENDED**

Pros: Revenues will be appropriated and accurately adjusted, necessary transfers will be made and funds will be provided for current City initiatives.

Cons: None

Option 2: Do not approve the budget amendment.

Pros: None

Cons: Revenues will not be reflected accurately and projects and initiatives will not have sufficient funding for execution.

ORDINANCE (2015-)

AN ORDINANCE AMENDING THE FISCAL YEAR 2015 BUDGET

BE IT ORDAINED by the City Council of the City of Jacksonville, North Carolina that the following amendment to the Fiscal Year 2015 General Fund, Water/Sewer Fund, Stormwater Fund, Capital Reserve, Video/Media Services Fund and Capital Project budgets are hereby enacted:

GENERAL FUND

REVENUES	BUDGET	CHANGE	TOTAL
MISCELLANEOUS REVENUE - CONTRIBUTIONS	-	540	540
RESTRICTED REVENUE-ARTS COUNCIL	1,500	(500)	1,000
TOTAL ADJUSTMENTS		40	
TOTAL FUND REVENUES	47,249,751	40	47,249,791

EXPENDITURES	BUDGET	CHANGE	TOTAL
NON-DEPARTMENTAL	8,920,196	385,655	9,305,851
POLICE	13,833,261	(194,655)	13,638,606
FIRE	7,324,041	(100,000)	7,224,041
RECREATION EXPENDITURES	5,074,263	(90,960)	4,983,303
TOTAL ADJUSTMENTS		40	
TOTAL FUND EXPENDITURES	47,249,751	40	47,249,791

To reduce department budget to the actual grant amount received; to reduce FY15 Arts Council Grant to the actual amount awarded; to appropriate miscellaneous revenue received. Also to distribute salary savings budget to departments.

WATER/SEWER FUND

EXPENDITURES	BUDGET	CHANGE	TOTAL
ADMINISTRATION	1,920,272	(11,999)	1,908,273
NON-DEPARTMENTAL	14,802,314	111,999	14,914,313
ENGINEERING	2,627,851	(100,000)	2,527,851
TOTAL ADJUSTMENTS		-	
TOTAL FUND EXPENDITURES	28,760,848	-	28,760,848

To distribute salary saving to departments.

Attachment

A

JTDA - MUSEUM OF THE MARINE (GF1120)

REVENUES	BUDGET	CHANGE	TOTAL
INVESTMENT EARNINGS	569	63	632
TOTAL ADJUSTMENTS		63	
TOTAL FUND REVENUES	200,569	63	200,632

EXPENDITURES	BUDGET	CHANGE	TOTAL
PROJECT EXPENDITURES	200,569	63	200,632
TOTAL ADJUSTMENTS		63	
TOTAL FUND EXPENDITURES	200,569	63	200,632

To appropriate anticipated Investment Earnings within project.

STORMWATER FUND

EXPENDITURES	BUDGET	CHANGE	TOTAL
PRINCIPAL RETIREMENTS	44,389	(12,709)	31,680
CAPITAL OUTLAY	-	12,709	12,709
TOTAL ADJUSTMENTS		-	
TOTAL FUND EXPENDITURES	2,831,019	-	2,831,019

Transfer funds from Debt Service to pay for Capital Outlay.

PHILLIPS PARK (GF1306)

REVENUES	BUDGET	CHANGE	TOTAL
PROJECT REVENUE	490,000	(490,000)	-
TOTAL ADJUSTMENTS		(490,000)	
TOTAL FUND REVENUES	990,000	(490,000)	500,000

EXPENDITURES	BUDGET	CHANGE	TOTAL
PROJECT EXPENDITURES	990,000	(890,000)	100,000
TRANSFER TO GENERAL CAPITAL RESERVE	-	400,000	400,000
TOTAL ADJUSTMENTS		(490,000)	
TOTAL FUND EXPENDITURES	990,000	(490,000)	500,000

CAPITAL RESERVE (GF7099)

REVENUES	BUDGET	CHANGE	TOTAL
TRANSFER FROM CAPITAL PROJECTS	36,780,932	400,000	37,180,932
TOTAL ADJUSTMENTS		400,000	
TOTAL FUND REVENUES	36,780,932	400,000	37,180,932

EXPENDITURES	BUDGET	CHANGE	TOTAL
COUNCIL INITIATIVES	36,780,932	400,000	37,180,932
TOTAL ADJUSTMENTS		400,000	
TOTAL FUND EXPENDITURES	36,780,932	400,000	37,180,932

To reduce Phillips Park (GF1306) and return funds back to Capital Reserve (GF7099).

VIDEO/MEDIA SERVICES FUND

REVENUES	BUDGET	CHANGE	TOTAL
APPROPRIATED FUND BALANCE	46,273	292,273	338,546
TOTAL ADJUSTMENTS		292,273	
TOTAL FUND REVENUES	615,656	292,273	907,929

EXPENDITURES	BUDGET	CHANGE	TOTAL
FUND EXPENDITURES	615,656	292,273	907,929
TOTAL ADJUSTMENTS		292,273	
TOTAL FUND EXPENDITURES	615,656	292,273	907,929

To appropriate Fund Balance to pay for Capital Outlay.

This ordinance shall be effective upon its adoption.

ADOPTED by the Jacksonville City Council in regular session this 3rd day of March 2015.

Sammy Phillips, Mayor

ATTEST:

Carmen K. Miracle, City Clerk



Request for City Council Action

**Consent
Agenda
Item:** 2
Date: 3/3/2015

Subject: Tax Releases, Refunds, and Write-Offs January 2015
Department: Finance
Presented by: Gayle Maides, Finance Director
Presentation: No

Issue Statement

The County/City Tax Collector and the City's Finance Director recommend releases, refunds, and write-offs of property taxes as attached. The detailed list of these tax releases and refunds (that is, the listing by property name, amount, reason, etc.) is available in the Finance Office for review.

Financial Impact

The tax releases, refunds, and write-offs as recommended by the City/County Tax Collector total, respectively, \$18,274.85, \$3,649.67 and \$1.93 (\$21,926.45).

Action Needed`

Review the tax releases, refunds and write-offs.

Recommendation

Staff recommends that Council approve the tax releases, refunds and write-offs.

Approved: ☒ City Manager ☐ City Attorney

Attachments:

A Tax Releases, Refunds, and Write-offs



Staff Report

Consent
Agenda
Item:

2

Tax Releases, Refunds, and Write-Offs January 2015

Introduction

The Tax Releases, Refunds and Write-Offs as recommended by the City/County Tax Collector total, respectively, \$18,274.85, \$3,649.67 and \$1.93 (\$21,926.45).

Most of the Releases and Refunds are due to:

- 1) Clerical and/or addition errors on the Onslow County Abstracts,
- 2) Double charges for the same property,
- 3) Property erroneously listed as in this City,
- 4) Senior citizens exemptions,
- 5) Military non-resident.

Write-offs are due to:

- 1) A bill that is \$3.00 or less
- 2) An over or underpayment of \$1.00 or less.

Other releases and refunds just have notations indicating that interest only is being released and there will be no corresponding reference explanation. The County's computer system automatically accrues interest on the first day of the month. There will be times when the County received payment on the day before or even on the same day that the account has accrued the interest. The County will adjust their accounts to remove the interest that was automatically charged in lieu of having accounts with balances usually less than \$1.00.

The listing of proposed releases, refunds and write-offs as submitted by the Tax Collector, are in conformity with the law. Based upon this information as provided, which is believed to be true and accurate, I recommend your approval of these tax releases, refunds, and write-offs.

FEBRUARY 11, 2015

SUBJECT: Tax Releases and Refunds

[illegible]

BB/sm


Gayle Maides
FINANCE DIRECTOR

A

TAX RELEASE SUMMARY
January 2015

YEAR	CODE	TAX RATE	PRINCIPAL	LATE LIST	TOTAL	TAX VALUE
2014	101-0000-111-0000	0.005380	14,157.00	3,827.02	17,984.02	2,631,412.64
2013	101-0000-111-1000	0.005380	96.09		96.09	17,860.59
2012	101-0000-111-1000	0.005380	8.20		8.20	1,524.16
2011	101-0000-111-1000	0.006260	155.06		155.06	24,769.97
2010	101-0000-111-1000	0.006260			-	-
2009	101-0000-111-1000	0.006260			-	-
2008	101-0000-111-1000	0.005316			-	-
2007	101-0000-111-1000	0.005900			-	-
2006	101-0000-111-1000	0.005900	-	-	-	-
2005	101-0000-111-1000	0.005900	31.48	-	31.48	5,335.59
2004	101-0000-111-1000	0.005900	-	-	-	-
TOTAL			14,447.83	3,827.02	18,274.85	2,680,902.96

101-0000-111-1000	04-13	290.83
101-0000-111-0000	2014	17,984.02

TAX REFUND SUMMARY
AD VALOREM TAXES

JANUARY 2015

YEAR	CODE	TAX RATE	PRINCIPAL	LATE LIST	INT.	TOTAL REFUND	TAX VALUE
2014	101-0000-311-0000	0.005380	6.43	178.02		184.45	1,195.17
2013	101-5000-412-2000	0.005380	120.81		16.24	137.05	22,455.39
2012	101-5000-412-2000	0.005380	173.18		1.26	174.44	32,189.59
2011	101-5000-412-2000	0.005380	107.17		2.76	109.93	19,920.07
2010	101-5000-412-2000	0.006260	290.41			290.41	46,391.37
2009	101-5000-412-2000	0.006260				-	-
2008	101-5000-412-2000	0.006260	-	-	-	-	-
2007	101-5000-412-2000	0.005316	-	-	-	-	-
2006	101-5000-412-2000	0.005900	-	-	-	-	-
2005	101-5000-412-2000	0.005900	-	-	-	-	-
2004	101-5000-412-2000	0.005900	-	-	-	-	-

TOTAL	698.00	178.02	20.26	896.28	122,151.60
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101-5000-412-2000	04-13	711.83
101-0000-311-0000	2014	184.45
		<u>896.28</u>

TAX REFUND SUMMARY
TAX TAG TOGETHER

JANUARY 2015

YEAR	CODE	TAX RATE	PRINCIPAL	LATE LIST	INT.	TOTAL REFUND	TAX VALUE
2014	101-0000-311-0100	0.005380	1,756.61		2.20	1,758.81	326,507.43
2013	101-5000-412-2000	0.005380	981.27		13.31	994.58	182,392.19
2012	101-5000-412-2000	0.005380	-	-	-	-	-
2011	101-5000-412-2000	0.005380	-	-	-	-	-
2010	101-5000-412-2000	0.006260	-	-	-	-	-
2009	101-5000-412-2000	0.006260	-	-	-	-	-
2008	101-5000-412-2000	0.006260	-	-	-	-	-
2007	101-5000-412-2000	0.005316	-	-	-	-	-
2006	101-5000-412-2000	0.005900	-	-	-	-	-
2005	101-5000-412-2000	0.005900	-	-	-	-	-
2004	101-5000-412-2000	0.005900	-	-	-	-	-

TOTAL	2,737.88	-	15.51	2,753.39	508,899.63
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101-5000-412-2000	04-13	994.58
101-0000-311-0100	2014	1,758.81
		<u>2,753.39</u>

TAX WRITE-OFF SUMMARY

JANUARY 2015

YEAR	CODE	TAX RATE	PRINCIPAL	LATE LIST	TOTAL	TAX VALUE
2014	101-0000-111-0000	0.005380	1.92	-	1.92	356.88
2013	101-0000-111-1000	0.005380	0.01	-	0.01	1.86
2012	101-0000-111-1000	0.005380		-	-	-
2011	101-0000-111-1000	0.006260		-	-	-
2010	101-0000-111-1000	0.006260		-	-	-
2009	101-0000-111-1000	0.006260		-	-	-
2008	101-0000-111-1000	0.005316		-	-	-
2007	101-0000-111-1000	0.005900		-	-	-
2006	101-0000-111-1000	0.005900		-	-	-
2005	101-0000-111-1000	0.005900		-	-	-
2004	101-0000-111-1000	0.005900			-	-
TOTAL			1.93	-	1.93	358.74
101-0000-111-1000				'2004-2013	0.01	
101-0000-111-0000				2014	1.92	



Request for City Council Action

Consent
Agenda
Item: 3
Date: 3/3/2015

Subject: North Marine Town Center Improvements – Amendment #2

Department: City Manager's Office

Presented by: Richard Woodruff, City Manager

Presentation: No

Issue Statement

On March 20, 2012 City Council authorized the City Manager to negotiate with Bailey & Associates to provide water and sewer service availability to not only North Marine Town Center but the larger service area as well. These improvements are located near the intersection of North Marine Highway (US17) and Piney Green Road. With the execution of this Agreement, the City also established the boundaries of the North Marine Town Center Sewer Service Assessment Area.

Bailey and Associates, Inc. would like to shift a portion of their obligation specified in Amendment #1 to future development in this area through the increased Service Area Assessment fee. As development occurs in this Service Area, these fees will be assessed in addition to the facility fees as approved by City Council. During the February 3, 2015 City Council meeting, Council approved increasing the assessment fees to cover this expense.

Financial Impact

None

Action Needed

Consider Amendment#2 and authorizing the City Manager to sign the Amendment between the City and Bailey and Associates.

Recommendation

Staff recommends Council authorize the City Manager to sign Amendment #2 between the City and Bailey and Associates.

Approved: ☒ City Manager ☐ City Attorney

Attachments:

A Proposed Amendment



Staff Report

Consent
Agenda
Item:

3

North Marine Town Center Improvements – Amendment #2

Introduction

On March 20, 2012 City Council authorized the City Manager to negotiate with Bailey & Associates to provide water and sewer service availability to not only North Marine Town Center but the larger service area as well. These improvements are located near the intersection of North Marine Highway (US17) and Piney Green Road. With the execution of this Agreement, the City also established the boundaries of the North Marine Town Center Sewer Service Assessment Area.

This agreement obligated the City to fund a portion of the sewer pump station so that it could be constructed large enough to serve the larger sewer basin. It also obligated Bailey & Associates to reimburse the City a portion of the cost to construct the water line extension.

Bailey and Associates, Inc. would like to shift a portion of their obligation (\$50,000) specified in Amendment #1 to future development in this area through the increased Service Area Assessment fee. As development occurs in this Service Area, these fees will be assessed in addition to the facility fees as approved by City Council. During the February 3, 2015 City Council meeting, Council approved increasing the assessment fees to cover this expense.

Procedural History

- On August 18, 2009 Council authorized the Interim City Manager to proceed with negotiation of an agreement between the City and Bailey and Associates, Inc. This action was taken in response to a request by Bailey and Associates that the City make upgrades to the existing sewer collection system downstream of a planned development project tentatively called the North Marine Town Center.
- On September 8, 2009 Council approved the agreement with Bailey and Associates that stipulated the City would proceed forward with upgrades at the Barrus Lift Station as well as the upgrades to the force main and committed Bailey and Associates to constructing the pump station to serve the sewer basin.
- On July 19, 2011 Council approved the Cost Recovery Agreement with Bailey and Associates for the construction of a pump station and forcemain.
- On March 20, 2012 Council authorized the City Manager to negotiate with Bailey and Associates, Inc. to provide water and sewer service availability to not only North Marine Town Center but the larger service area as well. This Agreement also voided

all previously executed Agreements between the City and Bailey and Associates, Inc. regarding North Marine Town Center improvements.

- On May 15, 2012 the Agreement between the City of Jacksonville and Bailey and Associates, Inc. was executed to solidify the intention of providing water and sewer service to North Marine Town Center.

Financial Impact

Special Assessment fees have already been increased to offset the proposed reduction of \$50,000. As development occurs in this area, these fees will be assessed along with the facility fees as approved by City Council.

Stakeholders

- Citizens of Jacksonville
- Bailey and Associates
- Owners of property within the sewershed to be served by the proposed sewer lift station and force main

Options

Option 1 – Authorize the City Manager to sign an amendment between the City and Bailey and Associates. **(Recommended)**

Pros: No financial impact for the City since the reduction in amount owed will be offset by the increased Special Assessment Fees previously approved by Council.

Cons None

Option 2 – Do not authorize the City Manager to negotiate an agreement between the City and Bailey and Associates.

Pros: None

Cons: The City would be recovering it's cost twice: Once from reimbursement by Bailey and Associates, Inc. and the other by the increased Special Assessment Fees for this service area.

STATE OF NORTH CAROLINA
COUNTY OF ONSLOW

SECOND AMENDMENT TO CONTRACT

THIS SECOND AMENDMENT TO CONTRACT ("Second Amendment"), dated as of the latter of the signature dates below, by and between the City of Jacksonville, North Carolina, duly incorporated by the State of North Carolina, a North Carolina Municipal Corporation, (hereinafter referred to as "CITY") and the Bailey and Associates, Inc., (hereinafter referred to as "DEVELOPER").

WHEREAS, CITY and DEVELOPER entered into a contract dated the 15th day of May, 2012, which is hereby incorporated by reference as if fully set out entitled "Providing Water and Sewer Service to North Marine Town Center" (Initial Agreement); and

WHEREAS, CITY and DEVELOPER executed the First Amendment to the Initial Agreement on the 20th day of May, 2013, whereas certain provisions were agreed to; and

NOW, THEREFORE, for and in consideration of the agreements, stipulations, and covenants herein contained, and other good and valuable consideration, the receipt of which is hereby acknowledged, CITY and DEVELOPER do hereby agree, stipulate and covenant, each with the other, as follows:

1. Article D, Section 3(c) is hereby amended as follows:

The DEVELOPER shall reimburse the CITY the actual cost of construction for said improvements, not to exceed \$102,720, which shall include any change order amounts, for said IMPROVEMENTS. The DEVELOPER's share has been reduced by \$50,000 as a result of their desire to shift a portion of their obligation to future development in this area through the Service Area Assessment Fee. As development occurs in this Service Area, these fees will be assessed in addition to the facility fees as approved by City Council.

Attachment

A

As a result, the DEVELOPER's share that is owed to the CITY shall be \$52,720.00 and shall be reimbursed to the CITY in four equal payments no later than the first of the following months: July 2015, October 2015, January 2016, and April 2016. It is further agreed that if payment is not made, then interest shall accrue at 6% per annum until paid in full. DEVELOPER will be given an opportunity to review and approve any proposed change orders prior to their execution.

It is further mutually agreed that all other provisions of the Agreement executed by the parties on the 15th day of May, 2012, and the First Amendment dated the 20th day of May, 2013, are hereby reaffirmed and shall remain in full force and effect except as herein amended.

IN WITNESS WHEREOF, the parties have caused their properly authorized representatives to execute and seal this Second Amendment on the dates set forth below.

DEVELOPER:
Bailey and Associates, Inc.

CITY:
City of Jacksonville

By: _____
Christopher W. Bailey, President

By: _____
Richard L. Woodruff, City Manager

Date: _____

Date: _____

WITNESS:

WITNESS:

Carmen Miracle, City Clerk

State of North Carolina
Onslow County

I, _____, a Notary Public for said County and State, certify that Christopher W. Bailey personally appeared before me this day and acknowledged that he is the President of Bailey and Associates, Inc., a North Carolina Corporation, and that by authority duly given and as the act of the corporation the foregoing instrument was signed in its name by its President sealed with its corporate seal, and attested by himself as its President.

Witness my hand and official seal, this the ____ day of _____, 2015.

(Official Seal)

Notary Public
My Commission Expires: _____

State of North Carolina
Onslow County

I, _____, a Notary Public for said County and State, certify that Carmen Miracle personally appeared before me this day and acknowledged that she is the City Clerk of the City of Jacksonville, a Municipal Corporation, and that by authority duly given and as the act of the corporation the foregoing instrument was signed in its name by its City Manager sealed with its corporate seal, and attested by herself as its City Clerk.

Witness my hand and official seal, this the ____ day of _____, 2015.

(Official Seal)

Notary Public
My Commission Expires: _____

CERTIFICATE OF CITY'S ATTORNEY

I, the undersigned, John T. Carter Jr., the duly authorized and acting legal representative of THE CITY OF JACKSONVILLE, NORTH CAROLINA, do hereby certify as follows:

I have examined the attached Second Amendment to Contract Dated May 15, 2012 between the City of Jacksonville and Bailey and Associates, Inc. and the manner of execution thereof, and I am of the opinion that each of the aforesaid agreements has been duly executed by the proper parties thereto acting through their duly authorized representatives; that said representatives have full power and authority to execute said agreements on behalf of the respective parties named thereon; and that the foregoing agreements constitute valid and legal binding obligations upon the parties executing the same in accordance with terms, conditions, and provisions thereof.

John T. Carter, Jr., City Attorney

Date

APPROVAL BY CITY FINANCE OFFICER

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

Gayle Maides, Finance Director

Date

Account No. _____ (____)

Second Amendment Amount: \$ _____



Request for City Council Action

Agenda	4
Item:	
Date: 3/3/2015	

Subject: Public Hearing (*Legislative*) – Unified Development Ordinance Text Amendment – Article 4: Use Standards, Section 4.2: Use Specific Standards C. Public and Institutional Uses 3. Institutions (b) Homeless Shelters

Department: Development Services

Presented by: Ryan King, Planning and Permitting Administrator

Presentation: Yes

Issue Statement

The City Manager has directed the initiation of a Unified Development Ordinance (UDO) text amendment that would adjust the use specific standards for Homeless Shelters. This adjustment would provide an applicant the opportunity to have reduced separation from another facility, a preschool, daycare or similar facility, and residential zoning districts; provided that Council finds that the proposed use would not be injurious to abutting properties.

Financial Impact

None

Action Needed

Conduct a Public Hearing

Consideration of the Zoning Text Amendment

Recommendation

Staff and the Planning Advisory Board recommend that Council approve the zoning text amendment ordinance found in Attachment A.

Approved: ☒ City Manager ☐ City Attorney

Attachment:

- A Proposed Unified Development Ordinance Text Amendment
- B Draft Planning Advisory Board Minutes – February 9, 2015



Staff Report

Agenda Item:	4
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Public Hearing (*Legislative*) – Unified Development Ordinance Text Amendment – Article 4:
Use Standards, Section 4.2: Use Specific Standards C. Public and Institutional Uses 3.
Institutions (b) Homeless Shelters

Introduction

The City Manager has directed the initiation of a Unified Development Ordinance (UDO) text amendment that would adjust the use specific standards for Homeless Shelters. This adjustment would provide an applicant the opportunity to have reduced separation from another facility, a preschool, daycare or similar facility, and residential zoning districts provided that Council finds that the proposed use would not be injurious to abutting properties

Procedural History

- On February 9, 2015 the text amendment was presented to the Planning Advisory Board.
- March 3, 2015 the City Council will conduct a public hearing and consider this request.

Stakeholders

Homeless Shelter Operators – UDO Text Amendment would modify use specific standards and allow Council to consider a specific location in conjunction with a Special Use Permit. City Staff - UDO Text Amendment would modify current use specific standards for homeless shelters (including Transitional Homes).

Public Hearing Notification Assessment

"Before adopting, amending, or repealing any ordinance authorized by this Article, the City Council shall hold a public hearing on it. A notice of the public hearing will be given once a week for two successive calendar weeks in a newspaper having general circulation in the area. The notice shall be published the first time not less than 10 days nor more than 25 days before the date fixed for the hearing." Notifications in accordance with North Carolina General Statutes have been followed.

Options:

- 1) Approve the UDO text amendment found in Attachment A. **(Staff Recommended)**
 - Pros: Would provide an option should a prospective Homeless Shelter site be unable to comply with the separation requirements currently identified within the UDO. Would allow City Council to consider the location, hear testimony in conjunction with a Special Use Permit and consider the proposal.
 - Cons: Increases the possibility that a prospective Homeless Shelter owner could appeal Council's decision to the Onslow County Superior Court if the owner believes the proper findings of facts were not presented as evidence.
- 2) Defer action on the UDO text amendment.
 - Pros: Would allow staff time to acquire additional background information as requested by the Planning Advisory Board.
 - Cons: None known at this time.
- 3) Deny the UDO text amendment
 - Pros: Would leave the current UDO text as is without modifications as proposed.
 - Cons: None known at this time.

ORDINANCE (# 2015-)

AN ORDINANCE AMENDING THE CITY OF JACKSONVILLE UNIFIED DEVELOPMENT ORDINANCE

BE IT ORDAINED by the Jacksonville City Council that 4.2 Use Specific Standards C. Public and Institutional Uses 3. Institutions (b) Homeless Shelters be amended. Underlining indicates a proposed addition to the text. ~~Strikethrough~~ indicates the deletion of existing text.

(b) Homeless Shelters

A homeless shelter shall be located a minimum of 1,000 feet from:

- (1) Another Facility;
- (2) Pre-school, daycare or similar facility; and
- (3) Residential Zoning Districts

City Council may issue a special use permit for a homeless shelter despite the aforementioned separation requirements provided Council finds that the use will not be injurious to abutting properties.

BE IT FURTHER ORDAINED by the City Council of the City of Jacksonville that the Unified Development Ordinance may be appropriately reorganized and/or renumbered in the order to set the provisions of this text change in a logical and orderly fashion. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed. This ordinance shall be in full force and effective upon its adoption.

Adopted by the Jacksonville City Council in regular session on this 3rd day of March, 2015.

Sammy Phillips, Mayor

ATTEST:

Carmen K. Miracle, City Clerk

Attachment

A



Draft Planning Board Minutes – February 9, 2015

Agenda
Item: **4**

Public Hearing (*Legislative*) – Unified Development Ordinance Text Amendment – Article 4: Use Standards, Section 4.2: Use Specific Standards C. Public and Institutional Uses 3. Institutions (b) Homeless Shelters

The City Manager has initiated a Unified Development Ordinance (UDO) text amendment that would adjust the use specific standards for Homeless Shelters. This adjustment would provide an applicant the opportunity to have reduced separation from another facility, a preschool, daycare or similar facility, and residential zoning districts provided that Council finds that the proposed use would not be injurious to abutting properties.

Homeless Shelter Operators - UDO Text Amendment would modify use specific standards and allow Council to consider a specific location in conjunction with a Special Use Permit.
City Staff - UDO Text Amendment would modify current use specific standards for homeless shelters (including Transitional Homes).

"Before adopting, amending, or repealing any ordinance authorized by this Article, the City Council shall hold a public hearing on it. A notice of the public hearing will be given once a week for two successive calendar weeks in a newspaper having general circulation in the area. The notice shall be published the first time not less than 10 days nor more than 25 days before the date fixed for the hearing." Notifications in accordance with North Carolina General Statutes will be followed.

Staff advised the Planning Advisory Board move to recommend approval of the zoning text amendment found in Attachment A.

Ms. Moore asked for some clarification. Mr. King explained how the previous zoning ordinance only had use specifics for one or two uses. With the Unified Development Ordinance, there are many more use specific standards which included standards for homeless shelters. As we apply the UDO, we will bring forth text amendments for the board and city council to consider. We are not wanting to change those three for the industrial zone but for the industrial zone and the commercial corridor zone where they are going through the special use process, they could request the planning board and city council to consider allowing them to go closer to a residential district, another homeless shelter, school/daycare/summer facility if the proposed location is an acceptable location and that it is not going to be negative to the surrounding community verses having to say that you do not meet spacing so you cannot go there.

Mr. Goodson explained further that we have separation standards so the community does not get an over concentration of those type uses. Ms. VanderVere asked if city council would consider this. Mr. Goodson said it would go through planning board and city council as a special use permit. Ms. VanderVere asked if someone had made a request. Mr. King said that we are working with someone.

Attachment

B

Mr. Spring asked if the special use permit could be temporary. Mr. Goodson stated he's never seen a special use permit issued on a temporary basis before. Mr. Goodson explained that there was a reason for this text amendment. The homeless shelter downtown has an option to purchase the old Piggly Wiggly building in New River and as you know it is within 1000 feet of residential so it would not meet our UDO as written. This text amendment would allow City Council to consider this use at this location so if they purchase the building it may would allow them to use as a homeless shelter. Mr. Spring asked if it was in the Industrial zone. Mr. King said it is corridor commercial.

Dr. Richard Woodruff came up and spoke to the board members. He explained that Onslow Community Ministries is looking for a facility to do numerous activities that would include the soup kitchen, Christmas Cheer activities as well as a homeless shelter. They could not find a location to meet all three criteria. They came to us and explained their dilemma and staff came up with a solution and that is why we are proposing this text amendment.

Thomasine Moore moved to approve the text amendment as presented. Theresa VanderVere seconded the motion.

The motion to approve text amendment was unanimously approved by the Board Members present.



Request for City Council Action

Agenda Item:	5
Date:	3/3/2015

Subject: Public Hearing (*Legislative*) – Map Amendment – Rezoning from RSF-7 to CC – 242 South Marine Boulevard

Department: Planning & Permitting, Development Services

Presented by: Abigail Barman, Planner

Presentation: Yes

Issue Statement

Aston Properties, Inc. submitted a rezoning request for a portion of the property listed in Deed Book 205, Page 47 located near 242 South Marine Boulevard. The applicant is requesting that a 0.45 acres portion of the 100+ acre property be rezoned. The parcel is currently zoned both Residential Single Family 7 (RSF-7) and Corridor Commercial (CC). The request is to rezone a .45 acre portion to CC. If rezoned the applicant is interested in combining the subject portion with the adjacent parcels with frontage on Marine Boulevard. If approved, the subject portion of the parcel would be permitted to be used more broadly. Additionally, if the subject portion were rezoned, it would continue the CC zoning that exists on the adjacent parcels fronting on South Marine Boulevard.

Financial Impact

None

Action Needed

Conduct a Public Hearing

Consideration of the Proposed Rezoning

Recommendation

Staff and Planning Advisory Board recommend Council: Approve the rezoning request based on Findings of Facts A, C and D being found in the affirmative; direct Staff to update the CAMA Plan which will make the rezoning consistent and Finding of Fact B affirmative; and find that the rezoning advances the public interest by creating more development opportunities.

Approved: ☒ City Manager ☐ City Attorney

Attachments:

- A Rezoning Worksheet
- B Proposed Ordinance
- C Draft Planning Board Minutes February 9, 2015
- D Portion of Article 3 of the UDO – RSF-7 District
- E Portion of Article 3 of the UDO – CC District
- F UDO use table
- G Existing Zoning Map
- H Existing CAMA Future Land Use Map
- I Proposed Zoning Map



Staff Report

Agenda Item:	5
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Public Hearing – (Legislative) Map Amendment Rezoning from RSF-7 to CC – 242 South Marine Boulevard

Introduction

Aston Properties, Inc. submitted a rezoning request for a portion of the property listed as Deed book 205 Page 47 located near 242 South Marine Boulevard. The applicant is requesting that a 0.45 acres portion of the 100+ acre property be rezoned. The parcel is currently zoned both Residential Single Family 7 (RSF-7) and Corridor Commercial (CC). The request is to rezone a .45 acre portion to CC. If rezoned the applicant is interested in combining the subject portion with the adjacent parcels with frontage on Marine Boulevard. If approved the subject portion of the parcel would be permitted to be used more broadly. Additionally, if the subject portion were rezoned it would continue the CC zoning that exists on the adjacent parcels fronting on South Marine Boulevard.

Procedural History

- On December 22, 2014, Aston Properties, Inc. submitted a rezoning request.
- On February 9, 2015, the Planning Advisory Board recommended approval of the rezoning request.
- On March 3, 2015, City Council will conduct a public hearing and consider the rezoning request.

Stakeholders

- Aston Properties, Inc – Applicant
- Venters Trust – Property owners
- Surrounding property owners – In accordance with General Statutes, property owners within 100 feet of the area proposed for rezoning were notified via first class mail.

Transportation Assessment

Section 113 Transportation Impact Analysis (TIA) of the Jacksonville Zoning Ordinance identifies the type of applications that necessitate an assessment, which includes a

rezoning. As a usual practice, staff did not recommend that a TIA be prepared and proposed to defer any possible TIA to an actual development proposal if/when one is submitted.

Zoning Assessment

The parcel proposed for rezoning is a 0.45 acre portion of Deed book 205 Page 47 located near 242 South Marine Boulevard. The property is bordered on the North and to the West by property that is zoned Residential Single Family 7 (RSF-7). The parcels are adjacent to the South and East by property zoned Corridor Commercial (CC).

Merits of Rezoning

In determining the merits of the rezoning request the City Council should consider the following: 1) is the proposal consistent with an adopted land use plan, 2) does the rezoning advance the public interest, and 3) is the rezoning reasonable.

The following Findings of Fact must be applied to the proposal in determining the reasonableness of the rezoning:

- A.** *The size of the tract - The larger the area proposed for rezoning the more likely it is to be reasonable. An individual lot that is within a large zoning district is more suspect than creating a new zoning district involving multiple parcels and owners.*

The portion of the parcel proposed for rezoning totals 0.45 acres. The proposed rezoning is located in an area with varying lot sizes; lot sizes range from less than one acre to over 100 acres.

Evaluation:

The area proposed for rezoning would change from a residential zoning to a commercial designation. The portion of the proposed parcel is part of a large tract over 100 acres. The portion would most likely be combined with the adjacent Corridor Commercial parcel if rezoned. Staff believes the rezoning request is reasonable given that it is consistent with the size of the surrounding parcels.

- B.** *Compatibility with an existing comprehensive plan- An action that is inconsistent with the plan may indicate special treatment that is contrary to the public interest.*

The CAMA Future Land Use Map identifies the subject parcels as Conservation (CVS). The properties to the South, East and West are designated as Neighborhood Commercial (NC). To the North the property is identified as CVS.

Evaluation:

The CAMA states that Conservation includes land of significant environmental or conservation value, including floodplains and wetlands. Allowable uses include piers, dock, boat ramps, parks and the like. The CAMA states, Neighborhood Commercial provides small areas for office and professional services combined with limited retail uses, designed in scale with surrounding residential uses. Land

allocated to NC uses shall have access to a thoroughfare and be integrated with the adjacent residential uses. Staff believes the rezoning request is reasonable given the proximity to the NC future land use designation and recommends updating the CAMA.

- C.** *The impact of the zoning decision on the landowner, the immediate neighbors, and the surrounding community – An action that is of great benefit to the owner and only a mild inconvenience for the neighbors may be reasonable, while a zoning decision that significantly harms the neighbors while only modestly benefiting the owner would be unreasonable.*

Rezoning the subject property to CC will allow uses that are currently not allowed within the RSF-7 zoning. The property is bordered on the South, East and West by property that is zoned Corridor Commercial (CC). The remaining portion of the parcel to the North is Residential Single Family 7 (RSF-7).

Evaluation:

Staff believes that due to the existing surrounding commercial designation and the split zoning of the parcel, the requested CC district is suitable.

- D.** *The relationship between the newly allowed uses and the previously allowed uses- The greater the difference in allowed use, the more likely the rezoning will be found unreasonable.*

Portions of Article 3 (RSF-7) & (CC) of the Zoning Ordinance can be found in Attachments C & D.

Evaluation:

The CC zoning district allows for commercial activity, which is more intense than those permitted within the RSF-7 zone. If the subject parcel were to be rezoned, the more intense uses would be permitted by right instead of prohibited.

Public Hearing Notification

In accordance with the North Carolina General Statutes, all property owners within 100 feet of the subject parcels were notified of the proposed rezoning. In addition, Public Hearing Notifications were posted on the property and advertised in the Jacksonville Daily News.

Options

Approve the Rezoning as requested by the Applicant **(RECOMMENDED)**.

- Pros: Approval of the rezoning request will allow more opportunities to develop the property as desired by the owners. Approving the rezoning creates the depth of commercial zoning needed to develop along the corridor.
- Cons: Approval of the rezoning request will allow a greater intensity of uses by right.

Deny the Rezoning Request.

- Pros: Denial of the rezoning request could prevent more intense land uses from occurring.
- Cons: Denial of the rezoning request limits the owner's development potential.

Defer Consideration of the Rezoning Request – Provide staff with direction on the specific information the Board would like to receive.

- Pros: Would allow the property owner, staff and/or adjacent property owners to try to work out any concerns raised, if any.
- Cons: None

*If denied, a new application cannot be resubmitted within one year unless approval is granted under the procedures set forth in Article 2.2 Common Review Procedures Subsection U. Waiver of Time Limit of the City of Jacksonville Unified Development Ordinance.

WORKSHEET FOR REZONING REQUESTS

Applicant: Aston Properties, Inc

Property Location: 242 South Marine Boulevard

Tax Map and Parcel ID: Portion of 340-4.2/034740

Existing zoning designation: Residential Single Family 7 (RSF-7) and Corridor Commercial (CC)

Proposed zoning designation: Corridor Commercial (CC) (.45 acres only)

Proposed Conditions: None

REASONABLENESS FINDINGS OF FACT:

A. Size of the tract- The overall size of the tract of land proposed for rezoning is reasonable when compared to the size of the zoning district in which the subject property is located.	Yes	No
B. Compatibility with a comprehensive plan- The proposed rezoning is consistent with any comprehensive plan, small area plan or elements thereof.	Yes	No
C. Impact- The impact to the adjacent property owners and the surrounding community is reasonable, and the benefits of the rezoning outweigh any potential inconvenience or harm to the community.	Yes	No
D. Comparison of uses- The allowed uses within the proposed zoning district are similar or comparable to uses permitted as currently zoned.	Yes	No

GRANTING THE REZONING REQUEST

Motion to grant the rezoning upon finding that the rezoning is reasonable considering one or more of the above findings of fact A-D being found in the affirmative and that the rezoning advances the public interest.

DENYING THE REZONING REQUEST

Motion to deny the rezoning upon finding that the proposed rezoning does not advance the public interest and is unreasonable due to the following:

- ☐ A. The size of the tract
- ☐ B. Incompatibility with the comprehensive plan
- ☐ C. Impact to surrounding community and immediate neighbors
- ☐ D. Proposed uses are dissimilar to those currently permitted

Attachment

A

ORDINANCE (2015-)

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP

BE IT ORDAINED by the City Council of the City of Jacksonville, North Carolina, that the Official Zoning Map for the City of Jacksonville and its Extraterritorial Jurisdiction, an element of the City of Jacksonville Zoning Ordinance, is hereby amended to reflect the rezoning of the subject parcel to Corridor Commercial (CC) as shown on the below map (Portion of 340-4.2/034740).



This ordinance shall be in full force and effective upon its adoption. Adopted by the Jacksonville City Council in regular session on this 3rd day of March, 2015.

Sammy Phillips
Mayor

ATTEST:

Carmen K. Miracle
City Clerk

Attachment

B



Draft Planning Board Minutes – February 9, 2015

Agenda Item:	5
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Public Hearing (*Legislative*) Map Amendment – Rezoning from RSF-7 to CC – 242 South Marine Boulevard

Aston Properties, Inc. submitted a rezoning request for a portion of Deed book 205 Page 47 located near 242 South Marine Boulevard. The applicant is requesting that a 0.45 acres portion of the parcel currently zoned Residential Single Family 7 (RSF-7) be rezoned Corridor Commercial (CC). The parcel is currently split zoning RSF-7 and CC. If approved would allow the parcel to be used more broadly and be contiguous to parcels zoned CC.

Section 113 Transportation Impact Analysis (TIA) of the Jacksonville Zoning Ordinance identifies the type of applications that necessitate an assessment, which includes a rezoning. In typical fashion, staff did not recommend that a TIA be prepared and would defer any possible TIA to an actual development proposal if/when one is submitted.

The parcel proposed for rezoning is a 0.45 acre portion of Deed book 205 Page 47 located near 242 South Marine Boulevard. The property is bordered on the North and to the West by property that is zoned Residential Single Family 7 (RSF-7). The parcels are adjacent to the South and East by property zoned Corridor Commercial (CC).

Staff recommends approval of the rezoning request based on Findings of Facts A, C, and D being found in the affirmative. Finding of Fact B will make the rezoning consistent if staff is directed to update the CAMA. The rezoning advances the public interest by creating more development opportunities.

There were questions and concerns raised from the board members regarding wetlands, what the property is being used for and if there were any residences close by. Mr. Smith came up and addressed the concerns the board members had. He stated that they had the parcel had been looked at for wetlands, the property is being developed for a new Family Dollar and Mr. King stated he did not believe there are any residences close to the parcel.

Doug Lesan moved to approve the rezoning request based on Findings of Facts A, C, and D being found in the affirmative. Finding of Fact B will make the rezoning consistent if staff is directed to update the CAMA. The rezoning advances the public interest by creating more development opportunities. Theresa VanderVere seconded the motion.

Attachment

C

E. Residential Single-Family 7 (RSF-7) District

Dimensional Standards	
Number of Dwelling Units per Single-Family Lot, max.	Single-family: 1 principal
Lot Size, min. (square feet)	7,000
Net Density, max. (units/acre)	6.22
Lot Coverage, max. (% of lot area)	60
Lot Width, min. (feet)	40
Front Setback from ROW, min. (feet)	25
Corner Side Setback, min. (feet)	15
Side Setback, min. (feet)	7
Rear Setback, min. (feet)	15
Accessory Use Setback, min. (feet)	5 (prohibited in front or corner side setbacks)
Height, max. (feet)	35


RSF-7

Residential Single-Family 7


Purpose

The RSF-7 district is established to accommodate primarily single-family detached residential development at medium densities on lots of 7,000 square feet. District regulations are intended to discourage any use that substantially interferes with the development of single-family dwellings or that is detrimental to the quiet residential nature of the district. The district accommodates complementary uses usually found in residential zoning districts such as parks, open space, schools, and minor utilities. Major utilities and religious institutions, are allowed subject to a Special Use Permit (see Section 2.3.D).

RSF-7 Typical Building Form



RSF-7 Typical Lot Pattern

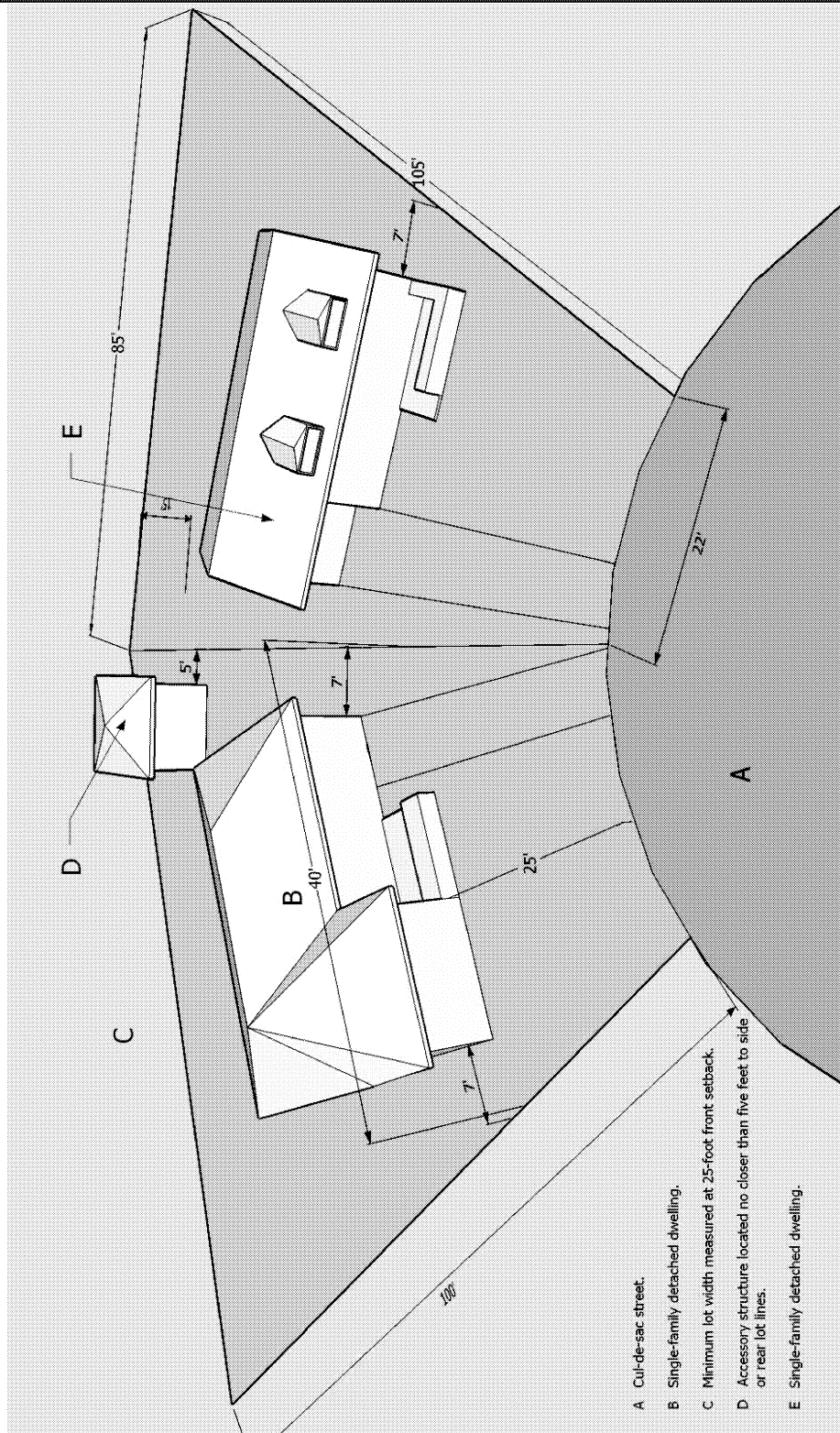


Article 3: Zoning districts

SECTION 3.5: Residential Base Zoning Districts




Subsection E: Residential Single-Family 7 (RSF-7) District

RSF-7 Typical Lot Configuration



Article 3: Zoning districts**SECTION 3.6: Nonresidential and Mixed Use Zoning Districts****Subsection F: Corridor Commercial (CC) District****F. Corridor Commercial (CC) District**

CC Corridor Commercial	Dimensional Standards	
Purpose <p>The CC district is established and intended to accommodate a diverse range of medium- to high-intensity retail, service, and office uses that provide goods and services serving the residents and businesses in the community at large—e.g., shopping centers, convenience stores, retail sales establishments, and heavier commercial uses. The district is typically located along major arterials, at the intersection of arterials, and along growth corridors. Higher-density residential uses are encouraged on the upper floors of nonresidential establishments, and as live/work units, but stand-alone residential development is prohibited. Uses allowed in the district are subject to various design standards intended to ensure development is compatible with residential surrounding uses.</p>	Lot Size, min. (square feet) [1]	N/A
	Net Density, max. (units/acre)	N/A
	Lot Coverage, max. (% of lot area)	N/A
	Lot Width, min. (feet)	25
	Front Setback, min. (feet)	35 feet/may be reduced to 10 feet with Type II or III site plan approval;
	Corner Side Setback, min. (feet)	
	Rear Setback, min. (feet)	As required per landscaping
	Side Setback, min. (feet)	As required per landscaping
	Accessory Use Setback, min. (feet)	5 feet/or as required per landscaping(prohibited in front or corner side setbacks)
	Spacing Between Buildings, min. (feet)	10 feet/or as required per landscaping unless the buildings are attached by a party wall
	Height, max. (feet)	75
[1] Residential uses are not subject to a minimum lot size, but are required to provide common open space (see Section 5.3 Open Space Set-Aside).		

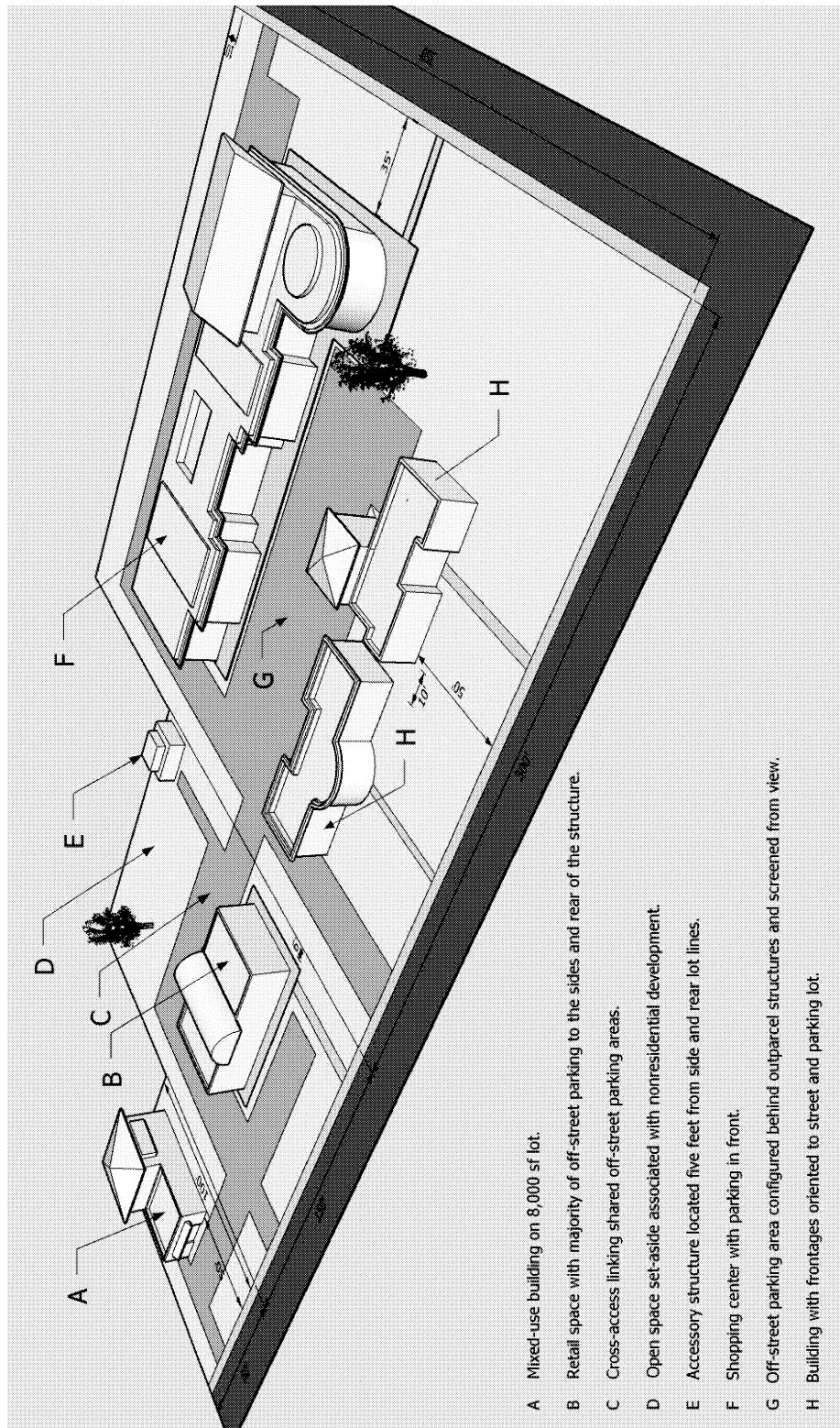
CC Typical Building Form	CC Typical Lot Pattern
	
	

Article 3: Zoning districts

SECTION 3.6: Nonresidential and Mixed Use Zoning Districts

Subsection F: Corridor Commercial (CC) District

CC Typical Lot Configuration



- A Mixed-use building on 8,000 sf lot.
- B Retail space with majority of off-street parking to the sides and rear of the structure.
- C Cross-access linking shared off-street parking areas.
- D Open space set-aside associated with nonresidential development.
- E Accessory structure located five feet from side and rear lot lines.
- F Shopping center with parking in front.
- G Off-street parking area configured behind outparcel structures and screened from view.
- H Building with frontages oriented to street and parking lot.

ARTICLE 4: USE STANDARDS

SECTION 4.1: Use Table

Subsection B: Use Table

B. Use Table

Table 4.1.1: Use Table

P = Permitted Use

S = Special Use

MP = Allowed Subject to a PD Master Plan

NA = Prohibited

Use Category	Use Type	Residential							Nonresidential/ Mixed-Use						Planned Development			Additional Standards 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	OI	NC	DTR	DTB	CC	IND	PD-R	PD-M	PD-T	
AGRICULTURAL USES																		
Agriculture	Livestock	S	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	Plant nursery	P	P	NA	NA	NA	NA	NA	NA	P	NA	NA	P	P	NA	MP	MP	
Agricultural Support and Services	Horse stable	P	P	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	MP	NA	MP	A.1	
RESIDENTIAL USES																		
Household Living	Dwelling, duplex	NA	NA	NA	NA	NA	P	P	NA	NA	S	P	NA	NA	MP	MP	MP	B.1.a
	Dwelling, live/work	NA	NA	NA	NA	NA	NA	P	P	P	P	P	P	S	MP	MP	MP	B.1.b
	Dwelling, mansion apartment	NA	NA	NA	NA	S	S	S	S	S	S	S	NA	NA	MP	MP	MP	B.1.c
	Dwelling, mobile home	P	P	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	B.1.d
	Dwelling, modular	P	P	P	P	P	P	P	NA	NA	NA	NA	NA	NA	NA	NA	NA	B.1.e
	Dwelling, multi-family*	NA	NA	NA	NA	NA	NA	P	NA	NA	S	P	NA	NA	MP	MP	MP	B.1.f
	Dwelling, multi-family 350' or more from main roadway*	NA	NA	NA	NA	NA	NA	P	NA	NA	S	P	P	NA	MP	MP	MP	B.1.f
	Dwelling, single-family detached	P	P	P	P	P	P	NA	NA	NA	P	P	NA	NA	MP	MP	MP	B.1.g
	Dwelling, townhouse	NA	NA	NA	NA	NA	NA	P	NA	NA	S	P	NA	NA	MP	MP	MP	B.1.f
	Dwelling, upper story	NA	NA	NA	NA	NA	NA	P	P	P	P	P	P	S	MP	MP	MP	
Group Living	Mobile home park or subdivision	S	S	NA	NA	NA	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	B.1.i
	Family care home and Group home	NA	NA	NA	NA	NA	S	S	NA	NA	S	S	S	NA	MP	MP	MP	B.2.a
	Rooming or boarding house	NA	NA	NA	NA	NA	S	S	NA	NA	S	S	S	NA	MP	MP	MP	B.2.b

ARTICLE 4: USE STANDARDS

SECTION 4.1: Use Table

Subsection B: Use Table

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P = Permitted Use				S = Special Use				MP = Allowed Subject to a PD Master Plan				NA = Prohibited						
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		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	OI	NC	DTR	DTB	CC	IND	PD-R	PD-M	PD-T	
	Senior center*	S	S	S	S	S	S	S	P	P	S	P	S	NA	MP	MP	MP	
Day Care	Adult day care*	S	S	S	S	S	S	S	P	P	S	P	P	NA	MP	MP	MP	C.2.a
	Child day care*	S	S	S	S	S	S	S	P	P	S	P	P	S	MP	MP	MP	C.2.b
Educational Facilities	College or university*	NA	NA	NA	NA	NA	NA	NA	P	NA	S	P	P	NA	NA	MP	MP	
	School, elementary*	P	P	P	P	P	P	P	P	NA	P	P	P	NA	MP	NA	MP	
	School, middle*	P	P	P	P	P	P	P	P	NA	P	P	P	NA	MP	NA	MP	
	School, high*	S	S	S	S	S	S	S	P	NA	P	P	P	NA	NA	MP	MP	
	Vocation or trade school*	NA	NA	NA	NA	NA	NA	NA	P	NA	S	P	P	P	NA	MP	MP	
Governmental Facilities	Government maintenance or distribution	NA	NA	NA	NA	NA	S	S	NA	NA	S	S	P	P	MP	MP	MP	
	Offices*	NA	NA	NA	NA	NA	NA	S	P	P	P	S	P	P	MP	MP	MP	
	Post office	NA	NA	NA	NA	NA	NA	S	P	P	NA	S	P	P	MP	MP	MP	
Health Care Facilities	Blood/tissue collection facility	NA	NA	NA	NA	NA	NA	NA	P	NA	NA	P	P	NA	NA	MP	MP	
	Drug/alcohol treatment facility	NA	NA	NA	NA	NA	NA	NA	S	NA	NA	S	P	S	NA	MP	NA	
	Hospital*	NA	NA	NA	NA	NA	NA	NA	P	NA	NA	S	P	NA	NA	MP	MP	C.3.a
	Medical/dental clinic*	NA	NA	NA	NA	NA	NA	NA	P	P	S	P	P	NA	NA	MP	MP	
	Medical treatment facility*	NA	NA	NA	NA	NA	NA	NA	P	P	NA	P	P	NA	NA	MP	MP	C.3.b
Institutions	Assisted living facility*	S	S	S	NA	NA	S	P	P	P	S	P	P	NA	MP	MP	MP	
	Auditorium*	NA	NA	NA	NA	NA	NA	NA	P	NA	NA	P	P	NA	NA	MP	MP	
	Club or lodge*	S	S	S	S	S	S	S	P	S	S	P	P	S	MP	MP	MP	
	Convention center*	NA	NA	NA	NA	NA	NA	NA	S	NA	NA	P	P	S	NA	MP	NA	
	Halfway house	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	MP	MP	MP	C.3.A
	Homeless Shelters	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	NA	NA	C.3.B
	Nursing home*	S	S	NA	NA	NA	NA	P	P	P	S	P	P	NA	MP	MP	MP	
	Religious institution*	S	S	S	S	S	S	P	P	P	S	P	P	S	MP	MP	MP	
Parks and Open Areas	Arboretum or garden	P	P	P	P	P	P	P	P	P	P	P	P	S	MP	MP	MP	
	Cemetery	S	S	NA	NA	NA	NA	NA	S	NA	S	P	NA	NA	MP	MP	NA	C.4.a

ARTICLE 4: USE STANDARDS

SECTION 4.1: Use Table

Subsection B: Use Table

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					A		A											
	Community dock, major	S	S	S	S	S	S	S	NA	NA	S	S	P	P	MP	MP	MP	
	Community dock, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	
	Community garden	P	P	P	P	P	P	P	P	P	P	P	P	S	MP	MP	MP	
	Marina	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	P	NA	NA	NA	NA	
	Park	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	
	Square or plaza	S	S	S	S	S	P	P	P	P	P	P	P	P	MP	MP	MP	
Public Safety	Correctional facility*	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	S	NA	NA	NA	
	Fire or EMS facility	S	S	S	S	S	S	S	P	P	S	P	P	P	MP	MP	MP	
	Police station	S	S	S	S	S	S	S	P	P	S	P	P	P	MP	MP	MP	
Transportation	Airport	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	
	Helicopter landing facility	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	
	Passenger terminal*	NA	NA	NA	NA	NA	NA	NA	S	S	NA	P	P	P	MP	MP	MP	
	Private landing strip	S	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	
Utilities	Telecommunications antenna, collocation*	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	
	Telecommunications tower, freestanding*	S	S	S	S	S	S	S	S	S	S	S	S	P	MP	MP	MP	
	Utility, major	S	S	S	S	S	S	S	S	S	S	S	P	P	MP	MP	MP	
	Utility, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	MP	MP	MP	
COMMERCIAL USES																		
Adult Establishments	All	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	NA	NA	
Animal Care																		
	Kennel, indoor or outdoor	NA	NA	NA	NA	NA	NA	NA	P	P	NA	NA	P	P	MP	MP	MP	
	Veterinary clinic with outdoor kennel	NA	NA	NA	NA	NA	NA	S	P	S	NA	S	P	P	NA	MP	MP	
	Veterinary clinic without outdoor kennel	NA	NA	NA	NA	NA	NA	S	P	S	NA	P	P	P	NA	MP	MP	
Billboards	All	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	NA	NA	

ARTICLE 4: USE STANDARDS

SECTION 4.1: Use Table

Subsection B: Use Table

Table 4.1.1: Use Table

P = Permitted Use

S = Special Use

MP = Allowed Subject to a PD Master Plan

NA = Prohibited

Use Category	Use Type	Residential							Nonresidential/ Mixed-Use						Planned Development			Additional Standards 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	OI	NC	DTR	DTB	CC	IND	PD-R	PD-M	PD-T	
Eating Establishment	Restaurant, with indoor or outdoor seating	NA	NA	NA	NA	NA	NA	S	S	P	NA	P	P	P	MP	MP	MP	D.4.a
	Restaurant, with drive-through service	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	MP	MP	MP	D.4.b
	Specialty eating establishment, with or without drive-through service	NA	NA	NA	NA	NA	NA	S	P	P	NA	P	P	P	MP	MP	MP	
Offices	Business, financial, professional services*	NA	NA	NA	NA	NA	NA	NA	P	P	P	P	P	P	MP	MP	MP	
Parking	Vehicular use area	NA	NA	NA	NA	NA	NA	NA	P	P	P	P	P	P	MP	MP	MP	D.5.a
	Parking structure	NA	NA	NA	NA	NA	NA	NA	P	P	S	S	P	P	MP	MP	MP	D.5.b
	Vehicle storage	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	P	NA	MP	NA	
Personal Services Establishment	Financial institution (without drive-through)	NA	NA	NA	NA	NA	NA	NA	P	P	NA	P	P	S	MP	MP	MP	D.6.b
	Financial institution (with drive-through)	NA	NA	NA	NA	NA	NA	NA	S	S	NA	NA	P	P	NA	MP	MP	
	Funeral home	NA	NA	NA	NA	NA	NA	NA	P	NA	S	P	P	P	NA	MP	MP	D.6.a
	Laundromat	NA	NA	NA	NA	NA	NA	S	P	P	NA	P	P	P	MP	MP	MP	
	Pawn shop/Lending institution	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	S	NA	MP	MP	
	Repair establishment	NA	NA	NA	NA	NA	NA	NA	P	P	NA	P	P	P	NA	MP	MP	
	Tattoo parlor/piercing establishment	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	MP	MP	
Recreation & Entertainment	Arcade	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	P	P	NA	NA	MP	MP	
	Arcade, Adult	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	
	Arena, stadium, or coliseum*	S	S	NA	NA	NA	NA	NA	P	NA	NA	P	P	P	NA	MP	MP	D.7.a
	Athletic field or court*	P	P	P	P	P	P	P	P	NA	S	P	NA	NA	MP	MP	MP	D.7.c
	Golf course	P	P	P	P	P	P	P	NA	NA	S	S	S	NA	MP	MP	MP	

ARTICLE 4: USE STANDARDS

SECTION 4.1: Use Table

Subsection B: Use Table

Use Category	Use Type	Residential							Nonresidential/ Mixed-Use						Planned Development			Additional Standards 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	OI	NC	DTR	DTB	CC	IND	PD-R	PD-M	PD-T	
	Indoor commercial recreation*	NA	NA	NA	NA	NA	NA	NA	S	P	S	P	P	P	MP	MP	MP	
	Outdoor commercial recreation*	S	S	NA	NA	NA	NA	NA	S	P	S	P	P	S	MP	MP	MP	
	Sweepstakes Establishment	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
	Swimming pool	S	S	S	S	S	S	S	P	P	P	P	P	S	MP	MP	MP	D.7.b
	Theatre, Indoor*	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	MP	MP	MP	
Retail Sales	Bar, nightclub, lounge, brown-bagging or tavern*	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	S	S	S	NA	MP	MP	
	BilliardNApool hall (with alcohol sales)	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	P	S	S	NA	MP	MP	
	BilliardNApool hall (without alcohol sales)	NA	NA	NA	NA	NA	NA	NA	NA	P	NA	P	P	P	NA	MP	MP	
	Convenience store (without gas sales)	NA	NA	NA	NA	NA	NA	NA	P	P	P	P	P	P	MP	MP	MP	D.8.a
	Convenience store (with gas sales)	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	S	P	P	MP	MP	MP	
	Drug store (without drive-through)	NA	NA	NA	NA	NA	NA	NA	P	P	P	P	P	P	MP	MP	MP	D.8.b
	Drug store (with drive-through)	NA	NA	NA	NA	NA	NA	NA	P	S	NA	NA	P	P	NA	MP	MP	
	Flea market	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	S	NA	MP	MP	
	Gasoline sales	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	P	NA	MP	MP	D.8.c
	General	NA	NA	NA	NA	NA	NA	NA	NA	S	S	P	P	P	NA	MP	MP	
	Grocery store*	NA	NA	NA	NA	NA	NA	NA	S	S	P	P	P	S	MP	MP	MP	
	Hookah lounge	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	S	S	NA	MP	MP	
	Liquor store	NA	NA	NA	NA	NA	NA	NA	S	S	NA	P	P	P	NA	MP	MP	
	Outdoor Sales (as a principal use)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	MP	NA	
	Shopping center*	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	NA	MP	MP	
Self-Service Storage	All	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	MP	D.9
Vehicles Sales and Services	Automotive sales or rentals	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	MP	MP	D.10.d
	Automotive painting/body shop	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP		D.10.a
	Automotive	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	S	P	P	NA	MP	MP	D.10.b

ARTICLE 4: USE STANDARDS

SECTION 4.1: Use Table

Subsection B: Use Table

Table 4.1.1: Use Table

P = Permitted Use

S = Special Use

MP = Allowed Subject to a PD Master Plan

NA = Prohibited

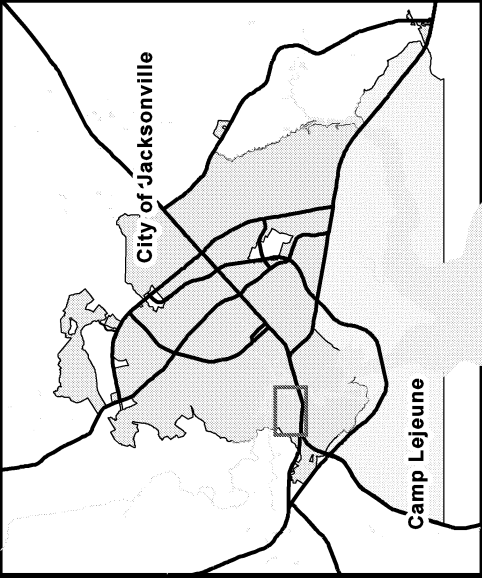
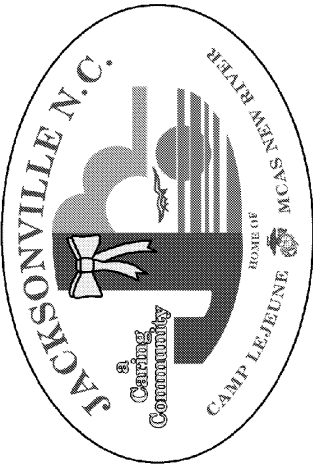
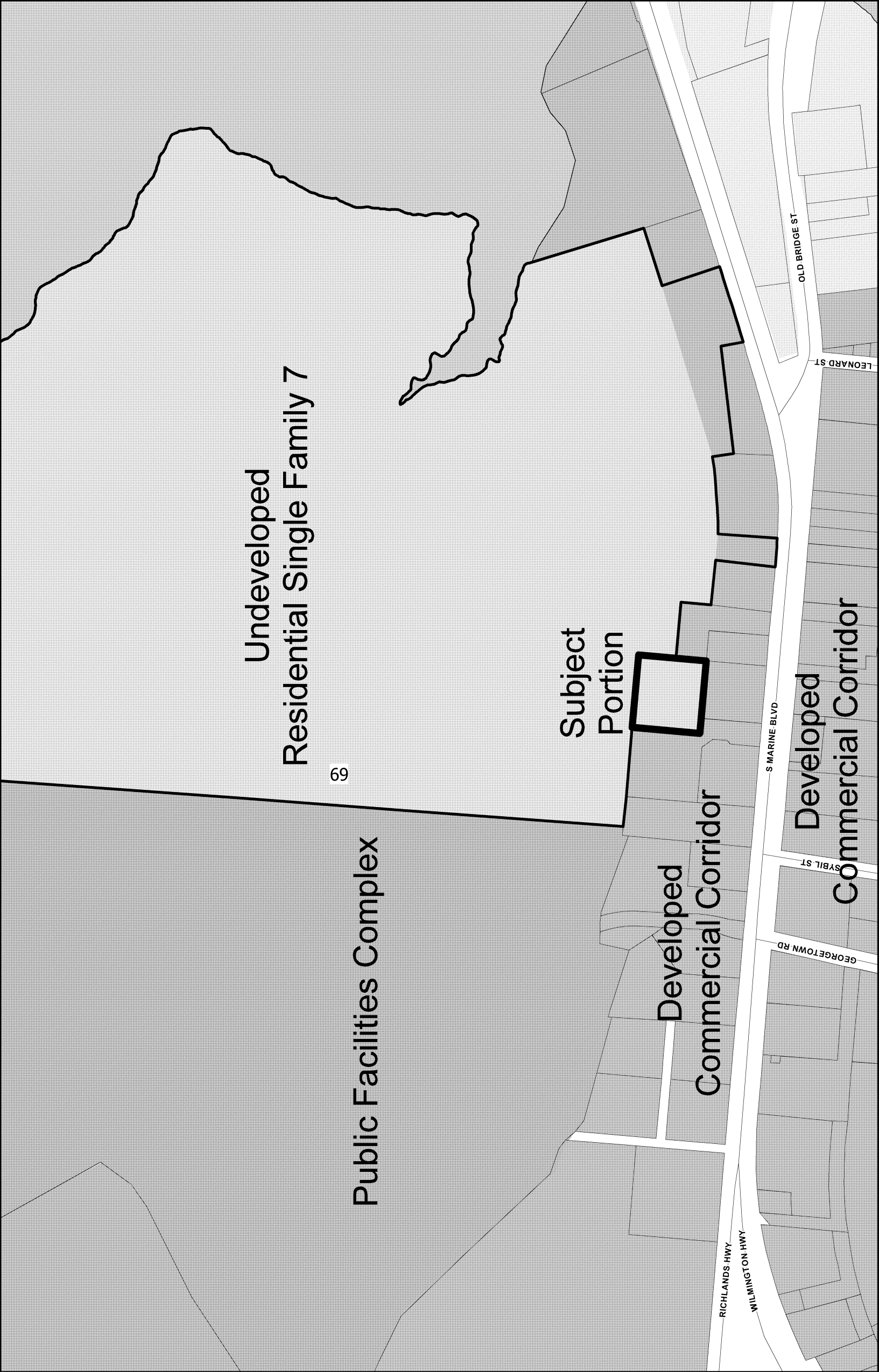
Use Category	Use Type	Residential							Nonresidential/ Mixed-Use						Planned Development			Additional Standards 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	OI	NC	DTR	DTB	CC	IND	PD-R	PD-M	PD-T	
	parts/installation				A		A		A		A							
	Automotive repair and servicing (without paintingNAbodywork)	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	S	P	P	NA	MP	MP	D.10.c
	Automotive wrecker service	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	D.10.e
	Boat and marine rental/sales	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	S	P	P	NA	MP	NA	
	Boat repair and servicing	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	NA	NA	NA	
	Recreational vehicle rental/sales	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	MP	NA	
	Taxicab operation	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	P	MP	MP	MP	
	Truck and trailer rental/sales	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	
Visitor Accommodations	Bed & breakfast	NA	NA	NA	NA	S	P	P	P	P	P	P	P	NA	MP	MP	MP	110.a
	Hotel/motel*	NA	NA	NA	NA	NA	NA	NA	S	S	NA	P	P	NA	NA	MP	MP	11.b
INDUSTRIAL USES																		
Extractive Industry	All	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	E.1
Industrial Services	Building, heating, plumbing, or electrical contractor	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	
	Concrete / asphalt plant	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	NA	MP	NA	
	Electric motor repair	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	MP	E.2.a
	Fuel oil/bottled gas distributor	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	NA	MP	NA	
	Flex space	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	MP	NA	
	Heavy equipment sales, rental, or storage	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	
	Heavy equipment servicing and repair	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	E.2.b
	Laundry, dry cleaning, and carpet cleaning plants	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	E.2.c
	Machine shop	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	
	Repair of scientific or professional	NA	NA	NA	NA	NA	NA	NA	S	S	NA	S	P	P	NA	MP	MP	

ARTICLE 4: USE STANDARDS
SECTION 4.2: USE-SPECIFIC STANDARDS
 Subsection B: Use Table

Table 4.1.1: Use Table P = Permitted Use S = Special Use MP = Allowed Subject to a PD Master Plan NA = Prohibited																		
Use Category	Use Type	Residential							Nonresidential/ Mixed-Use						Planned Development			Additional Standards 4.2.
		RSF-40	RSF-20	RSF-10	RSF-7	RSF-5	RMF-LD	RMF-HD	OI	NC	DTR	DTB	CC	IND	PD-R	PD-M	PD-T	
	instruments																	
	Research and development	NA	NA	NA	NA	NA	NA	NA	P	NA	NA	P	P	P	NA	MP	MP	
	Tool repair	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	P	NA	MP	MP	
Manufacturing and Production	Manufacturing, heavy	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	NA	MP	NA	E.3.a
	Manufacturing, light	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	
Warehouse and Freight Movement	Cold storage plant	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	
	Outdoor storage (as a principal use)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	E.4.a
	Parcel services	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	P	NA	MP	MP	E.4.b
	Truck or freight terminal	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	
	Warehouse (distribution)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	
	Warehouse (storage)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	P	NA	MP	MP	
Waste-Related Services	Incinerator	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	
	Land application of wastes	S	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	
	Landfill, construction debris	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	NA	NA	E.5.b
	Landfill, land clearing and inert debris	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	
	Landfill, sanitary	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	E.5.c
	Recycling and salvage center	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	NA	MP	NA	E.5.d
	Recycling drop-off center	S	S	S	S	S	S	S	S	P	S	S	P	P	MP	MP	MP	E.5.e
	Salvage and junkyard	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	NA	MP	NA	E.5.f
	Tire disposal or recycling	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	NA	MP	NA	
	Waste composting	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P	NA	MP	NA	
Wholesale Sales	All	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	P	P	NA	MP	MP	E.6

*Subject to Flight Path Overlay (See Section 3.9.F)

South Marine Blvd.



Legend

	CC
	DTB
	DTR
	IND
	MR
	NC
	OI
	PDC
	PDR
	PDT
	RMF-HD
	RMF-LD
	RSF-10
	RSF-20
	RSF-40
	RSF-5
	RSF-7

Attachment

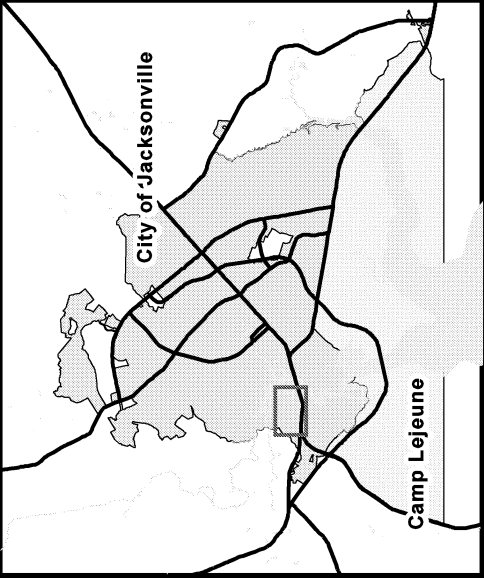
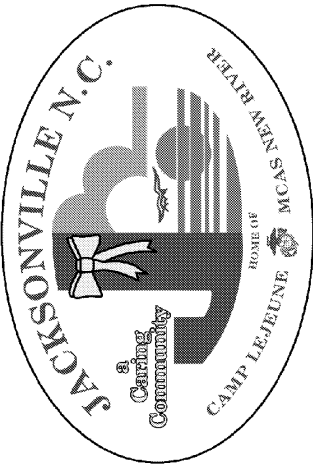
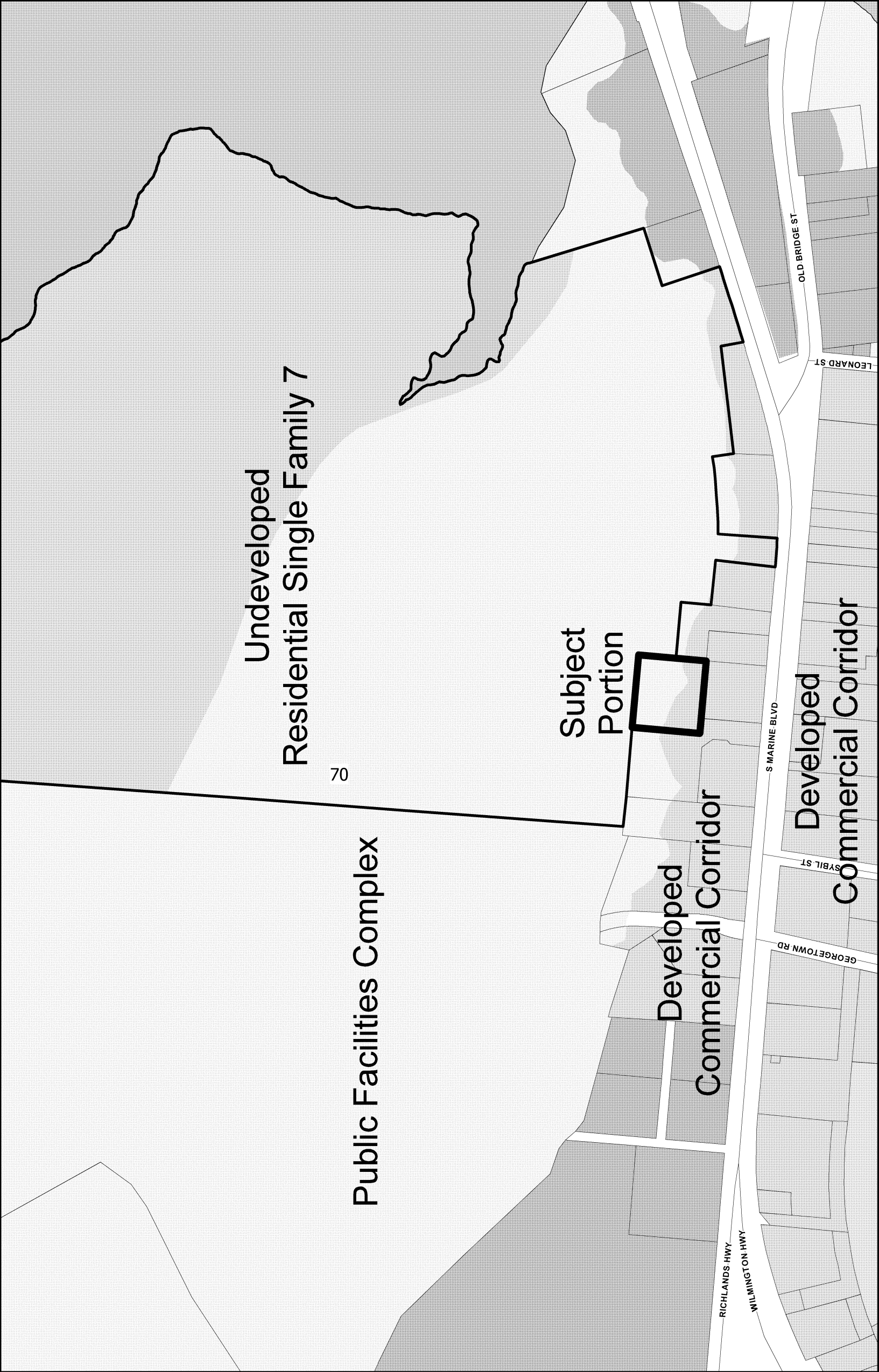
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1 inch = 333 feet

South Marine Blvd.



Legend

- Conservation
- Park
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Public
- Office
- Mixed Use
- Neighborhood Commerical
- Regional Commercial
- Industrial

Attachment

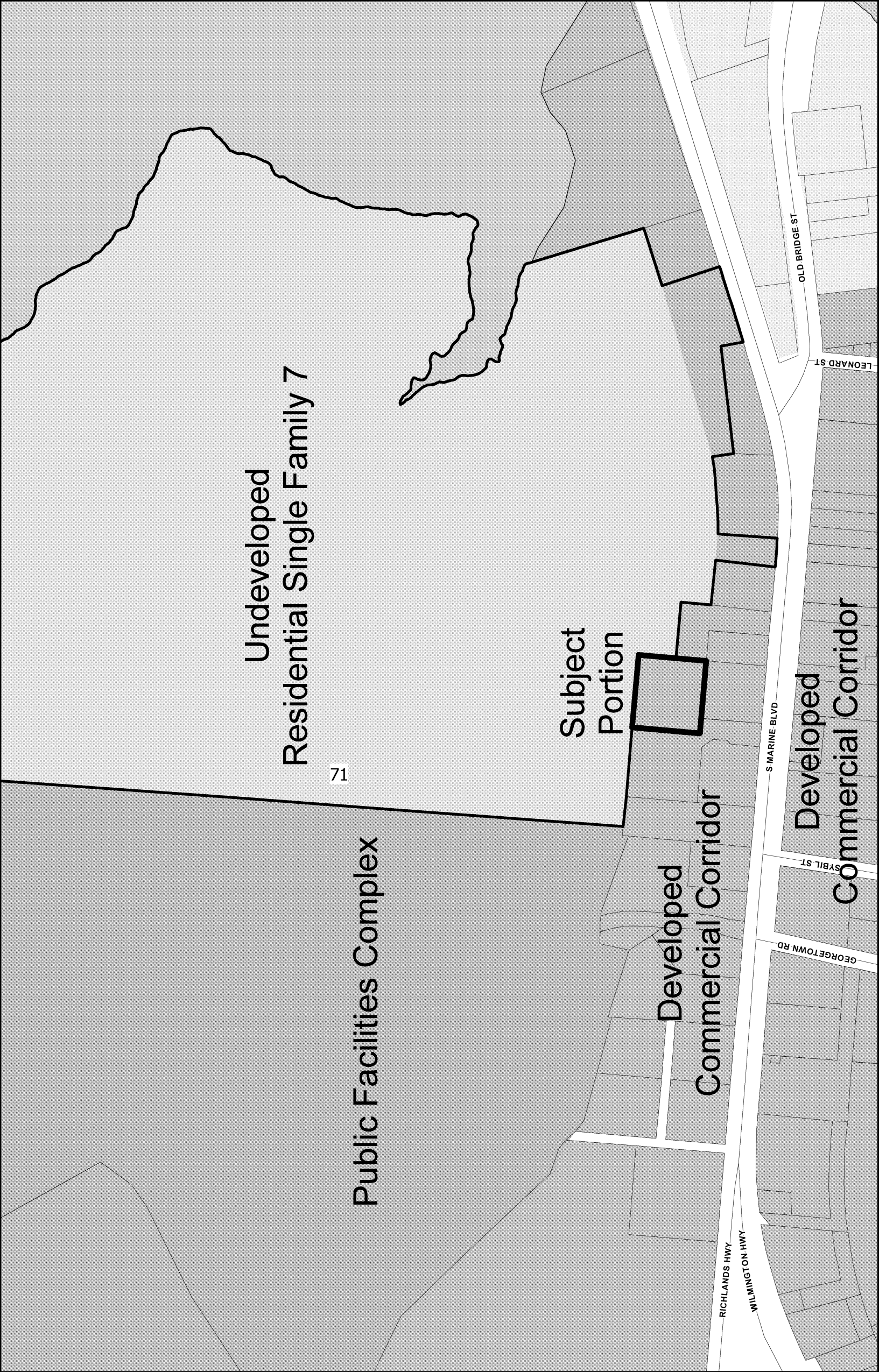
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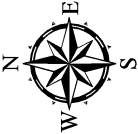


1 inch = 333 feet

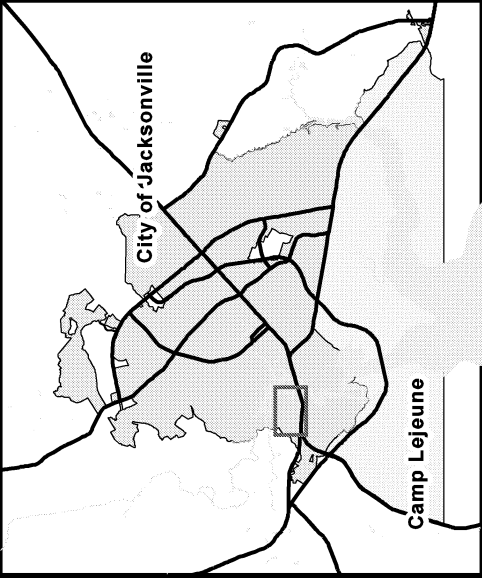
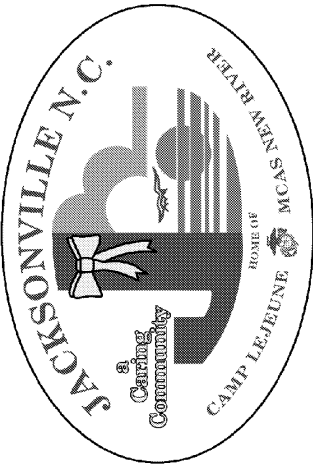
South Marine Blvd.



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1 inch = 333 feet



Legend

CC	DTB	DTR	IND	MR	NC	OI	PDC	PDR	PDT	RMF-HD	RMF-LD	RSF-10	RSF-20	RSF-40	RSF-5	RSF-7
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Attachment
1